

# SALE / LEASE

## HILLSIDE CAFE

589 Salem Rd Goldsboro, PA 17319



### OFFERING SUMMARY

Sale Price:	Subject to Offer
Lease Price:	Negotiable
Lease Rate:	Negotiable
Building Size:	7,072 SF
Available SF:	7,072 SF
Lot Size:	1.84 Acres
Price / SF:	-
Year Built:	2014
Zoning:	CB - Commercial Business
Market:	Philadelphia
Submarket:	York/Hanover

### PROPERTY OVERVIEW

Coldwell Banker Commercial Realty - Atlas Advisory Group is pleased to announce the exclusive listing of Hill Side Café (589 Salem Rd, Etters, PA 17319) for sale or for lease.

The restaurant is zoned Commercial Business, and is perfect for an owner-user or investor looking for a commercial space in a prime location right off I-83 (49,806 VPD).

- The business, real estate and FF&E being sold is unpriced
- Open for lunch and dinner Tuesday-Sunday
- Upside to increase sales by opening Monday, and staying open later
- 300+ Seating Capacity
- Includes R Liquor License
- Ownership willing to consider lease back or owner financing

DO NOT DISTURB BUSINESS OR EMPLOYEES REGARDING SALE OF BUSINESS

For more information, contact Faraz Cheema, MSRE, CCIM, SIOR, Vasiliki Truong, or Vincenzo Ferranti

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### LOCATION DESCRIPTION

Walk Score:  
Car-Dependent (19)

Parking:  
100 Surface Parking  
Parking Ratio - 14.14/1,000 SF

Frontage:  
250' on Rt 83

Airport:  
Harrisburg Area International Airport  
22 min (Drive Time), 13.7 mi

Traffic Count:  
Salem Rd & Wyndamere Rd SE - 3,809 VPD  
VFW United States Memorial Highway & Grandview Dr S - 4,204 VPD  
Salem Road & Wyndamere Rd SE - 4,241 VPD  
Wyndamere Rd & Salem Rd S - 4,127 VPD



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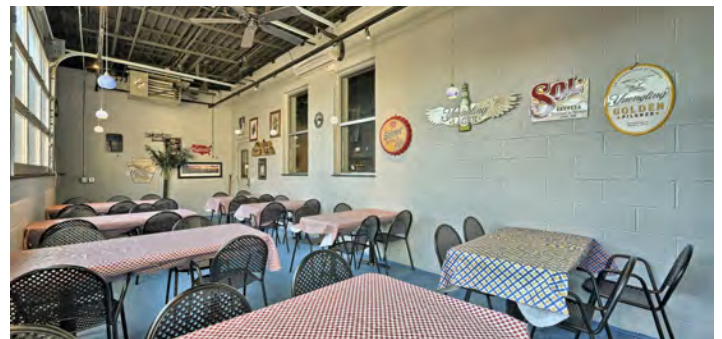
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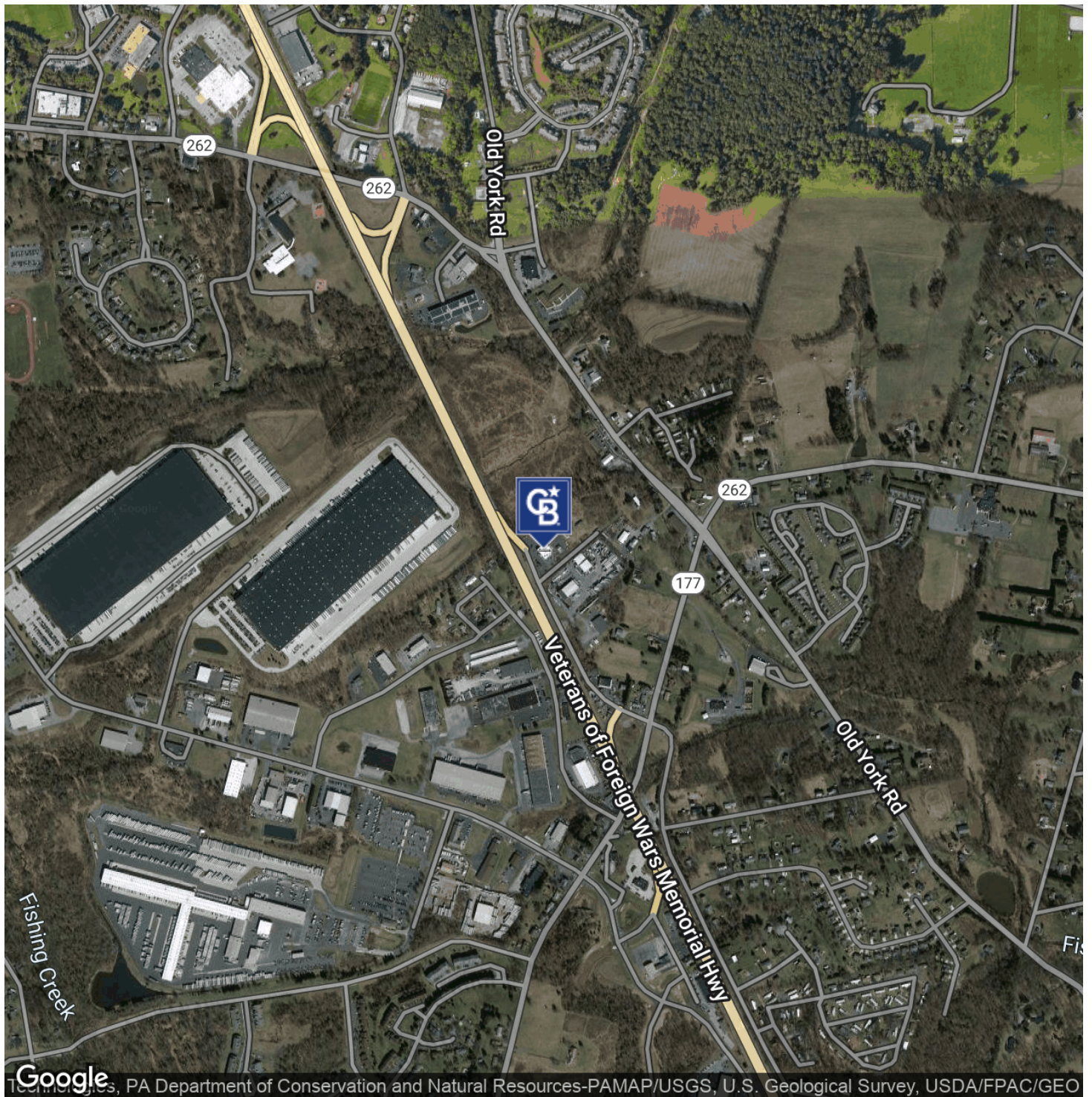




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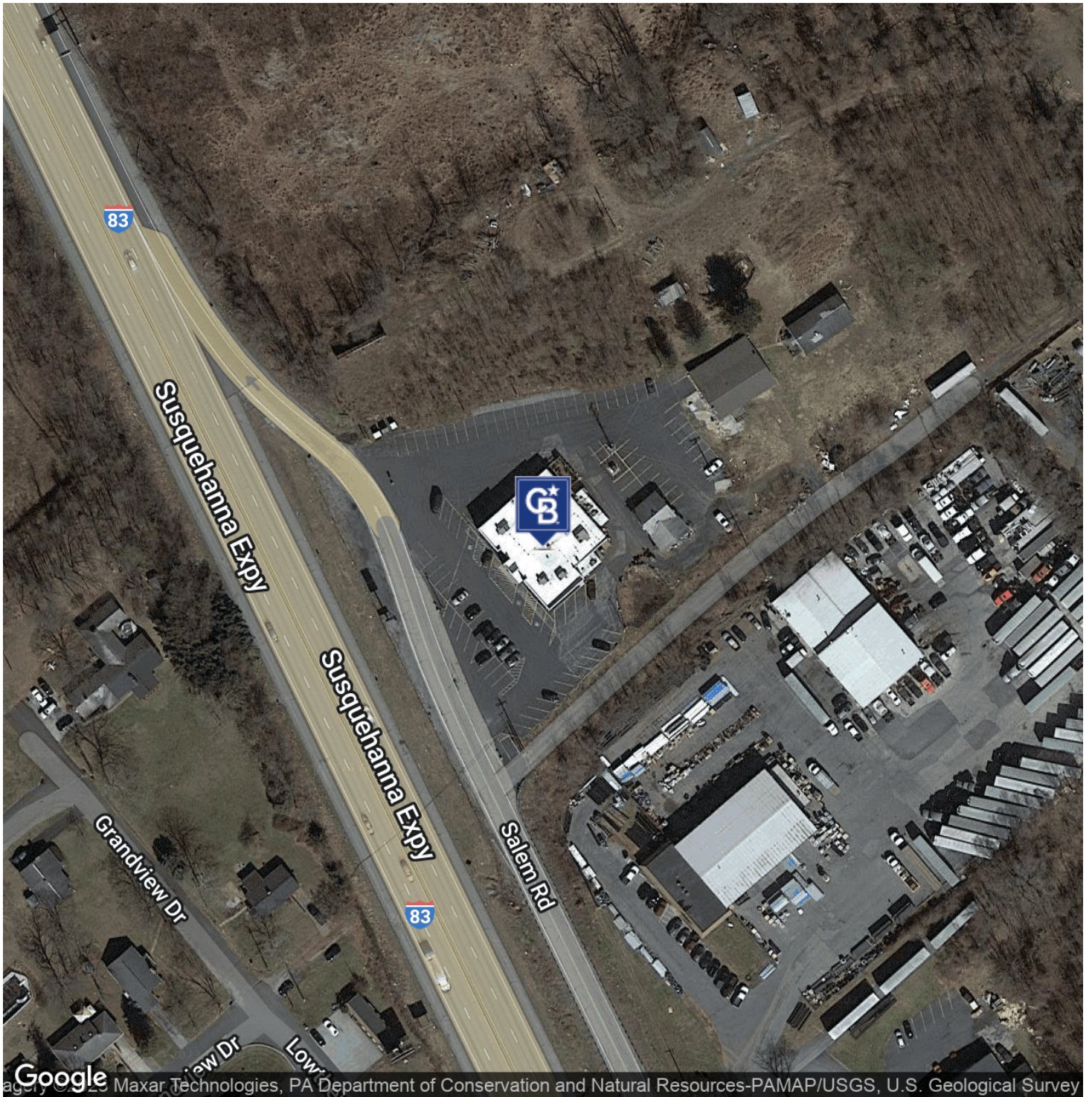
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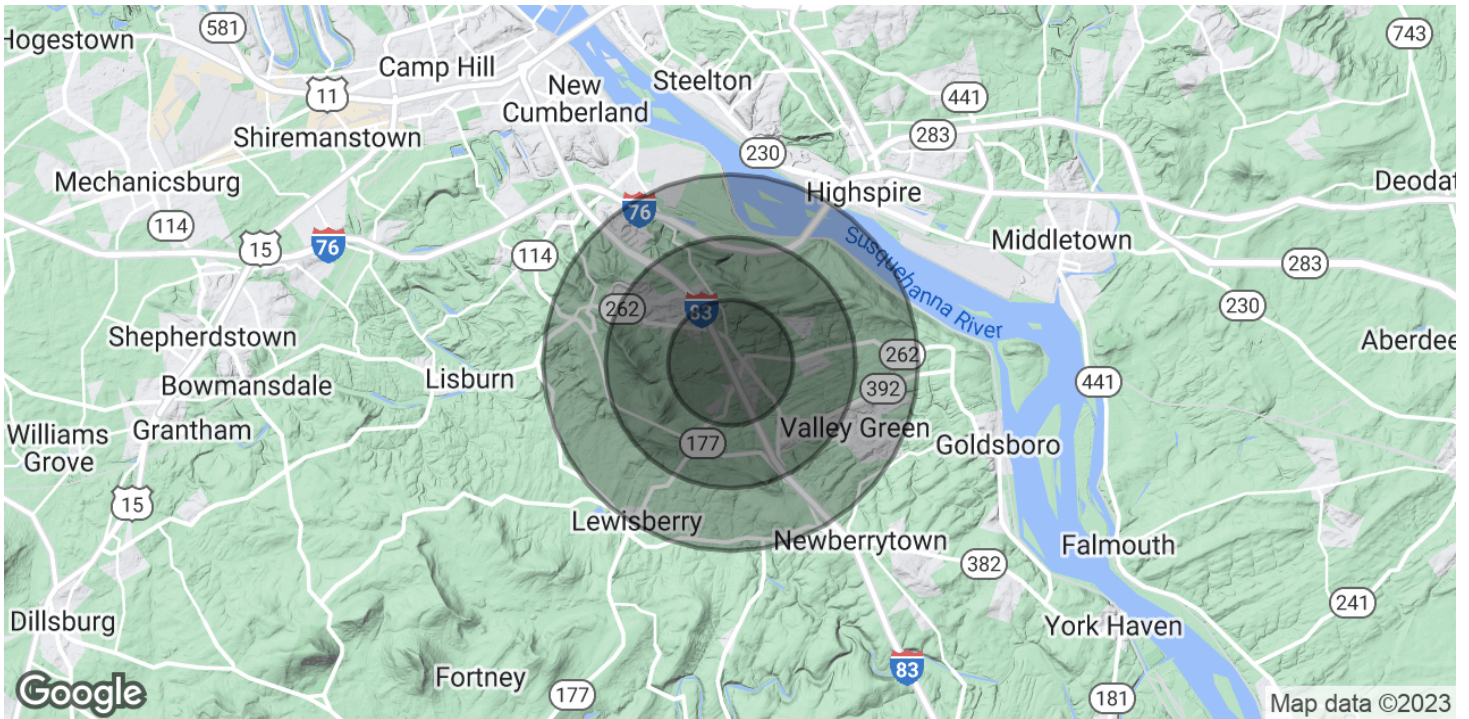
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	2,127	9,357	16,709
Average Age	44.1	43	43
Average Age (Male)	44.7	43.6	44
Average Age (Female)	43	42.3	42.5
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	882	3,807	6,784
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$94,737	\$93,428	\$91,860
Average House Value	\$212,979	\$201,419	\$200,316

\* Demographic data derived from 2020 ACS - US Census

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