

**FOR  
SALE**

**PRIME LOCATION ON ROUTE 15, DILLSBURG**

**PAKHA'S THAI HOUSE RESTAURANT**





3 ROUTE 15, DILLSBURG, PA 17019

HIGH VISIBILITY RETAIL RESTAURANT

FOR SALE



### OFFERING SUMMARY

Sale Price	\$286,000
Price per SF	\$98.62 per SF
Property Taxes	\$6,347.27
APN	58-000-02-0049.C0-00000
Zoning	Commercial Highway
Municipality	Dillsburg Borough
County	York County



### PROPERTY OVERVIEW

Landmark Commercial Realty presents a prime freestanding restaurant opportunity or redevelopment opportunity in the heart of Dillsburg, ideally located on busy US Route 15. This property offers excellent exposure to both local patrons and travelers, with high visibility and traffic flow between Harrisburg and Gettysburg. The spacious interior provides ample seating, and the large paved parking lot ensures easy guest access. Surrounded by residential developments and nearby businesses, it attracts both locals and visitors alike.

### PROPERTY OVERVIEW

- Prime Location with high visibility on busy Route **15** in Dillsburg with strong traffic counts of over 30,000 ADT.
- Perfect opportunity for a hands-on owner/Operator looking to run and manage a restaurant business.
- Ample parking (25+) spaces for customers, employees and easy access for delivery vehicles.

LANDMARK COMMERCIAL REALTY  
 425 N 21<sup>ST</sup> STREET, SUITE 302  
 CAMP HILL, PA 17011  
 P : 717.731.1990

**NICK MARTIN**  
 SENIOR ASSOCIATE  
 NMARTIN@LandmarkCR.com  
 C: 717.317.8481

**JUSTIN SHOEMAKER**  
 EXECUTIVE VICE PRESIDENT  
 JUSTIN@LandmarkCR.com  
 C: 717.439.9143



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## PROPERTY DETAILS

Number of Buildings	1
Building Size	2,900 SF
Lot Size	0.46 Ac
Building Class	B
Tenancy	Single
Number of Floors	1
Restrooms	1
Parking	25
Year Built   Renovated	1954   2005

## BUILDING SPECIFICATIONS

Construction	Brick
Roof Type	Rubber   Shingle
Power	120v   240 Amp
HVAC	Gas   Central Air
Sprinklers	No
Signage	Building   Monument

## MARKET DETAILS

Cross Streets	Route 15 & W Harrisburg St
Traffic Count at Intersection	33,376 ADT
Municipality	Dillsburg Borough
County	York County
Zoning	Commercial Highway

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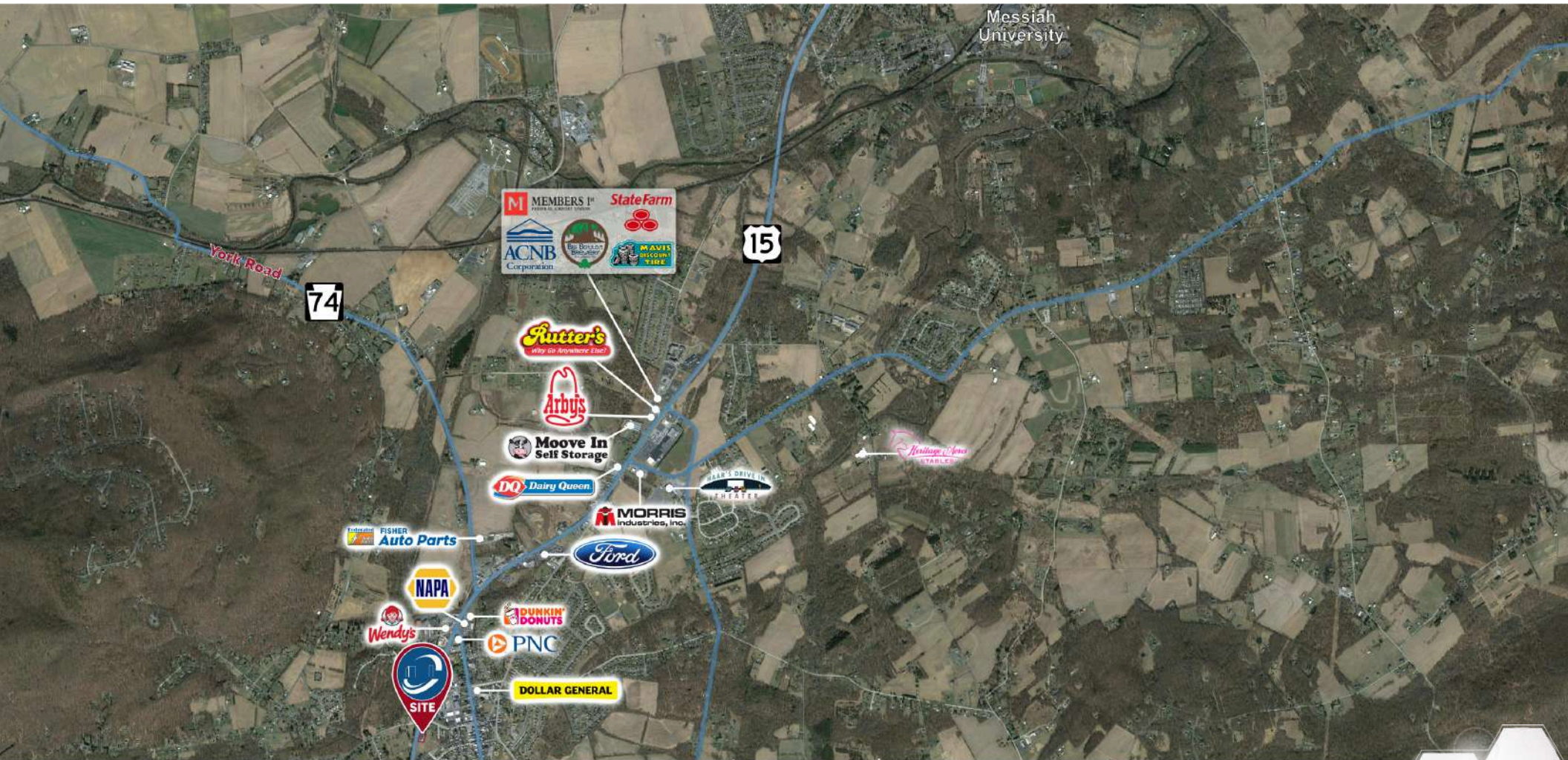


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AREA



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DEMOGRAPHICS

POPULATION

1 MILE	4,647
2 MILE	14,363
3 MILE	31,605

HOUSEHOLDS

1 MILE	1,894
2 MILE	5,606
3 MILE	10,897

AVERAGE HOUSEHOLD INCOME

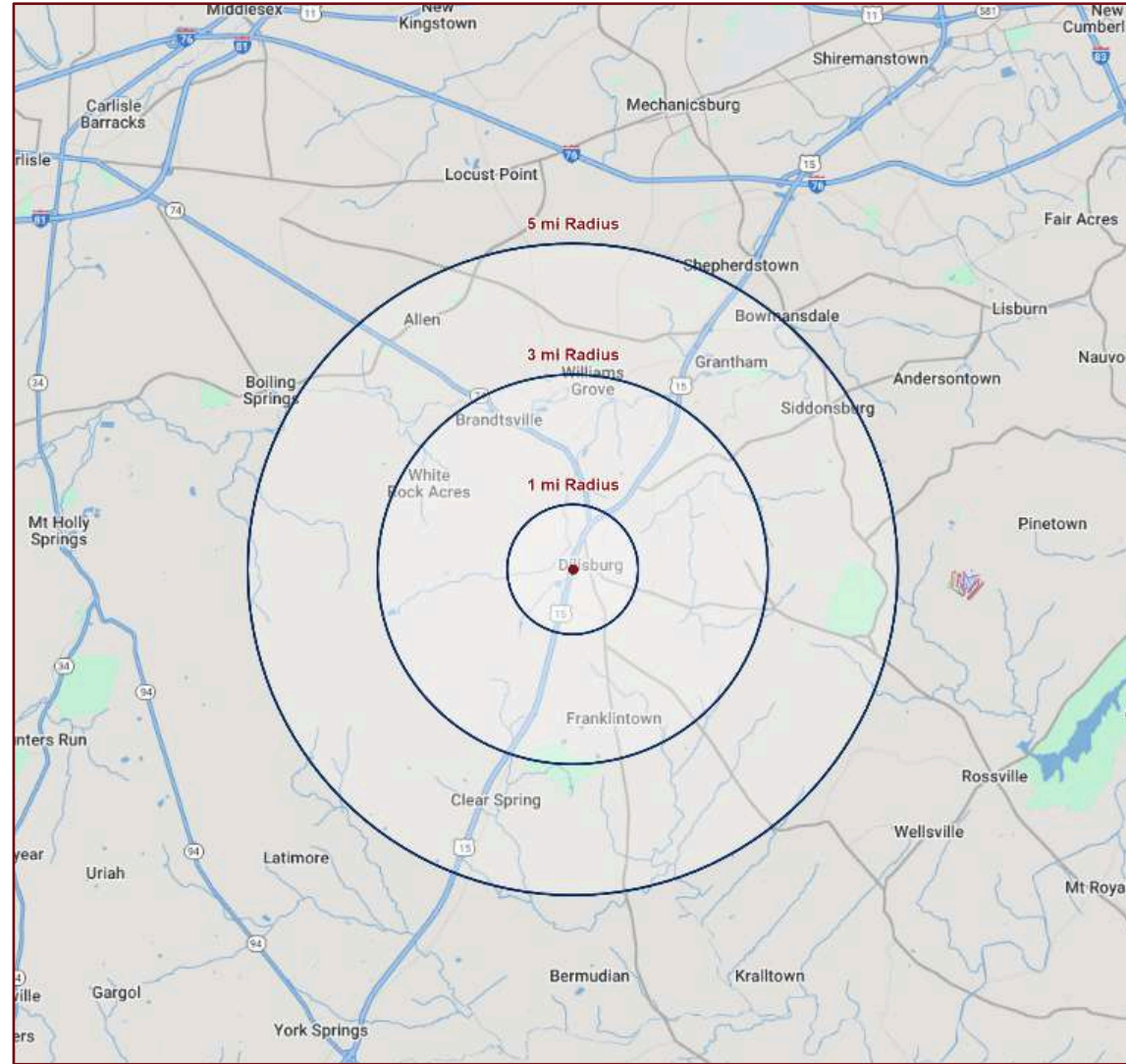
1 MILE	\$112,938
2 MILE	\$123,465
3 MILE	\$125,039

TOTAL BUSINESSES

1 MILE	174
2 MILE	399
3 MILE	691

TOTAL EMPLOYEES (DAYTIME POPULATION)

1 MILE	2,231
2 MILE	3,966
3 MILE	6,031



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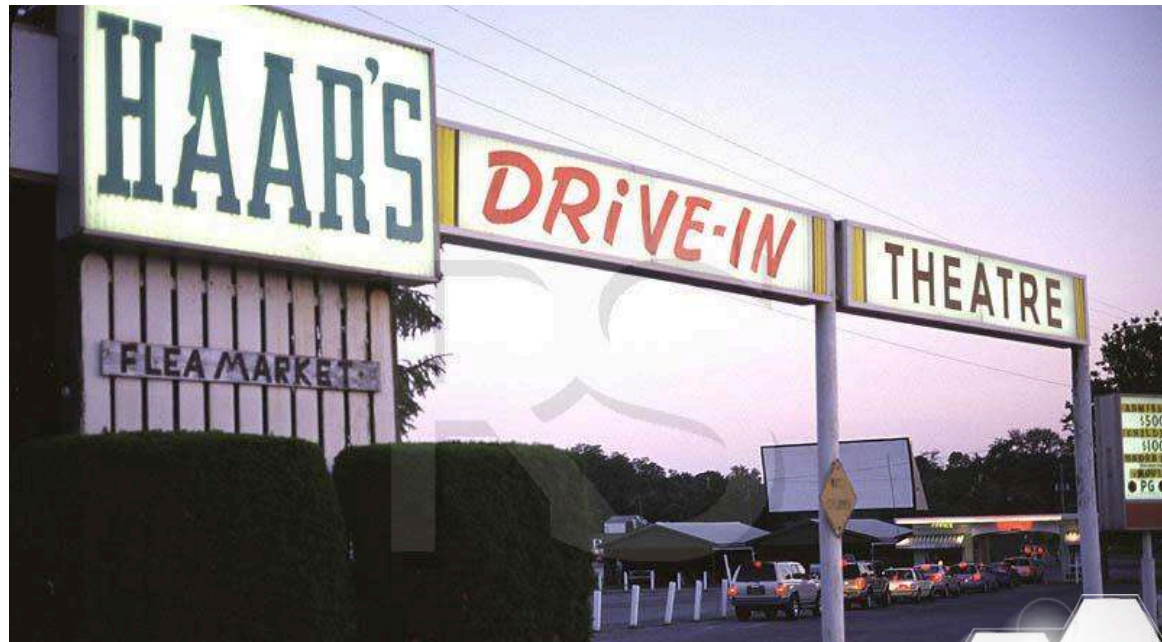


## AREA OVERVIEW

Nestled in the foothills of the Blue Ridge Mountains with South Mountain in its backyard, DILLSBURG, PA, offers a prime investment opportunity for discerning investors. Located within York County, this charming town, known for its rich history and vibrant community, boasts a strategic location with easy access to major highways, making it ideal for commercial and residential development.

With a growing population, excellent schools, and a low cost of living, Dillsburg presents a lucrative market for rental properties and new construction. The area features a mix of quaint downtown businesses and expansive green spaces, attracting both families and young professionals.

The area attracts significant traffic thanks to popular attractions such as Dill's Tavern, Haars Drive-In Theater, Mt. Airy Orchards, and the nearby Williams Grove Speedway in Mechanicsburg. Historic Gettysburg is only 24 miles to the South and Harrisburg resides 15 miles to the North.



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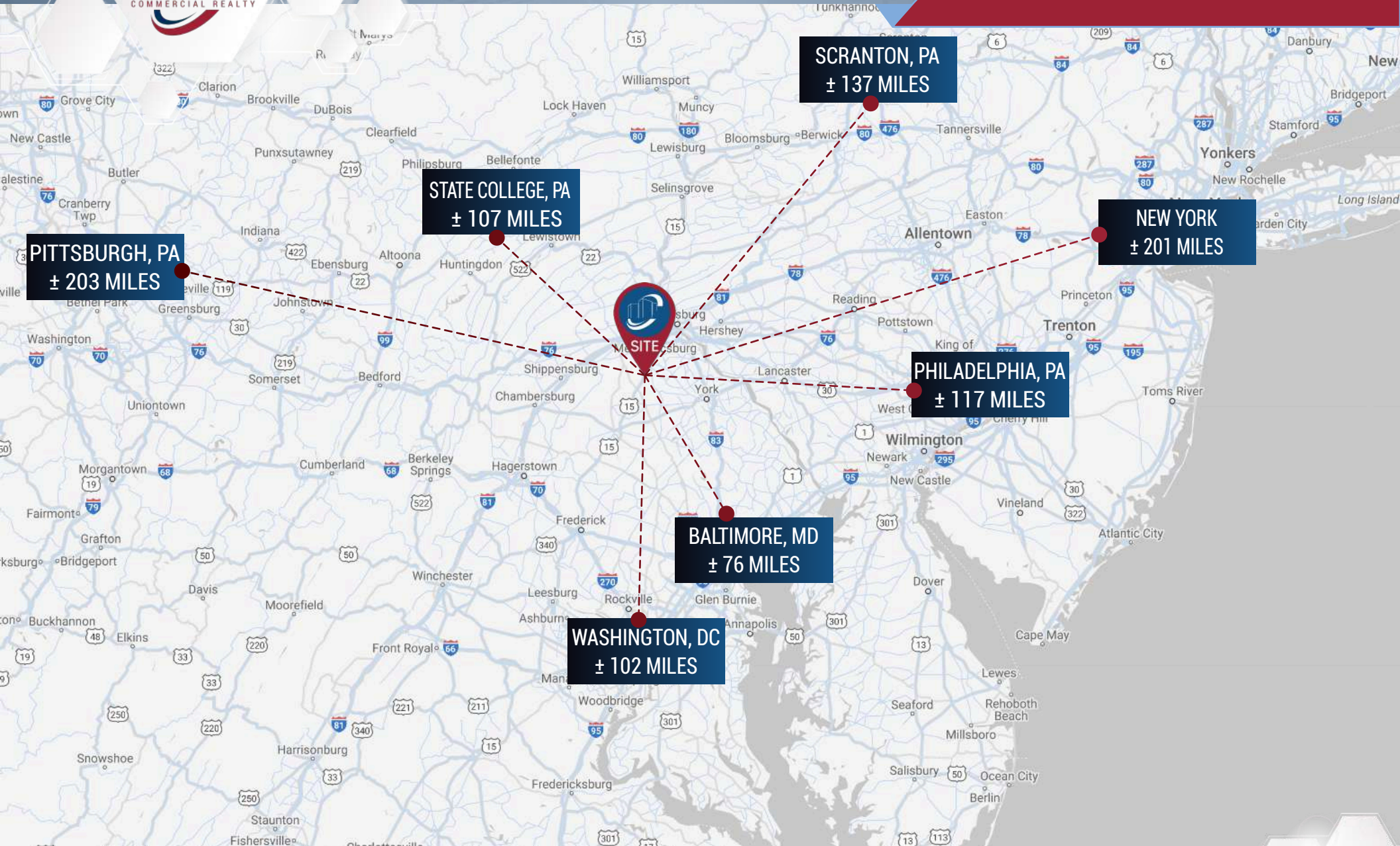
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Landmark Commercial in compliance with all applicable fair housing and equal opportunity laws.

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