



# 1990

WEST MAIN STREET  
MOUNT JOY, PA

**PPM**  
Real Estate, Inc.

PPM Real Estate, Inc. | 717-394-3374 | [info@ppmproperties.com](mailto:info@ppmproperties.com)



## A DESTINATION FOR DINING & ENTERTAINMENT

Hennigan's has served as a community gathering place for over 36 years, offering casual dining, outdoor seating, live entertainment, and family-friendly fun. Its connection to Clearview Lanes provides unique cross-traffic from bowling patrons, birthday parties, team-building events, and fundraisers.

With high visibility, ample parking, and a turnkey delivery, this property offers an incoming operator the chance to capitalize on an established reputation or create a new concept in the thriving Mount Joy/Elizabethtown market.

Clearview Lanes regularly hosts bowling leagues that bring in hundreds of bowlers at a time, generating steady traffic and cross-patronage for the restaurant and bar.

## HIGHLIGHTS

- ±9,467 SF Restaurant within a 31,685 SF building
- Liquor license available
- Indoor dining with 127 seats plus outdoor patio, wood-deck seating, outdoor bar, and pavilion
- 142 Shared parking spaces on-site
- Excellent visibility and access along Main Street (Route 230) between Mount Joy and Elizabethtown
- Across from the coming soon mixed use development, *Mount Joy Towne Center*

## OPERATIONAL ADVANTAGES

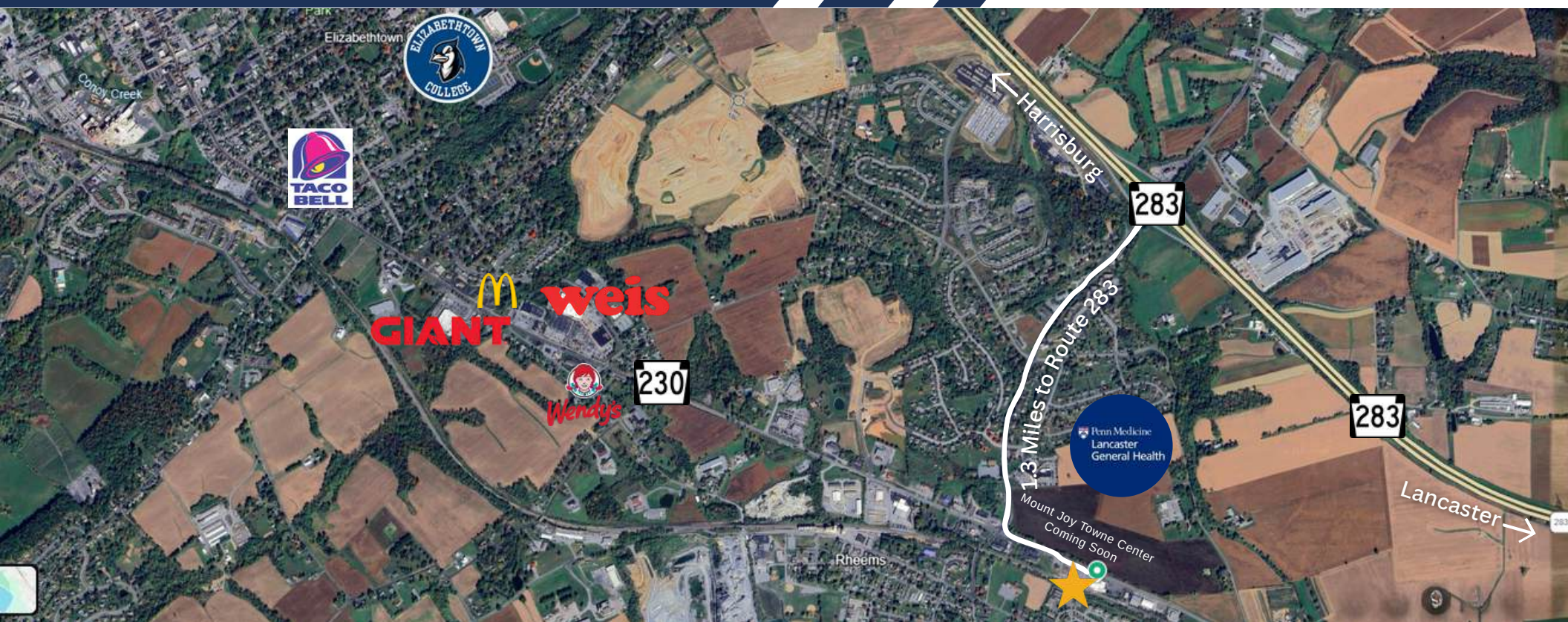
- Turnkey restaurant with full-service kitchen
- Direct interior access to Clearview Lanes, a long-standing family entertainment destination
- Large seating capacity, including indoor and outdoor dining options
- Opportunity to host events, catering, and private parties
- Strong community presence with decades of local recognition
- Increased population, traffic and visibility upon completion of *Mount Joy Towne Center*



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# LOCATION



## LOCATION HIGHLIGHTS

- 5 MINUTES TO DOWNTOWN MOUNT JOY
- 6 MINUTES TO ELIZABETHTOWN COLLEGE
- 8 MINUTES TO DOWNTOWN ELIZABETHTOWN
- 10 MINUTES TO MAYTOWN
- 10 MINUTES TO MARIETTA
- 13 MINUTES TO LANDISVILLE & SPOOKY NOOK SPORTS
- 25 MINUTES TO LANCASTER CITY

## DEMOGRAPHICS

- 3 MILE RADIUS:  
POPULATION - 51.2K | MEDIAN AGE - 43 | MEDIAN HH INCOME - \$85.1K
- 5 MILE RADIUS:  
POPULATION - 96.6K | MEDIAN AGE - 42 | MEDIAN HH INCOME - \$85.8K
- 5 MILE RADIUS:  
POPULATION - 157.1K | MEDIAN AGE - 43 | MEDIAN HH INCOME - \$84.8K

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# SALE OR LEASE OPTIONS

## POTENTIAL RESTAURANT SALE

(CONDOMINIUM TO BE FORMED)

**Sale Price: \$1,650,000**

- Includes all FF&E and Liquor License
- 9,467± Sq. Ft. Restaurant plus outdoor dining and bar areas

## RESTAURANT LEASE

**Rent: \$15.00 psf | Base Rent: \$11,833.75 / month**

NNN: \$ 2.53 psf | NNN: \$1,992.41 / month

Total Monthly \$13,826.16 (includes well water)

- Tenant pays electric, gas, public sewer/stormwater, trash
- Includes all FF&E
- Liquor License available, terms to be negotiated
- 89 Parking spaces (142 total onsite parking spaces)

### NNN Includes:

- Real Estate Taxes
- Property Insurance
- Well Maintenance
- Snow/Landscaping
- Pest Control
- General Repairs and Maintenance
- Admin
- Trash



## ADDITIONAL DETAIL

- Large scale Mixed Use Development underway across the street including almost 200,000 sq. ft. of retail space and over 1,400 planned residential units
- Excellent Visibility - Currently 11,400± VPD
- Located 1.3 miles to Route 283

## SEATING

- 97 table seats (inside)
- 30 bar seats (inside)
- 24 tables seats (outside patio)
- Additional bar seats and deck seating (outside, not currently set up)

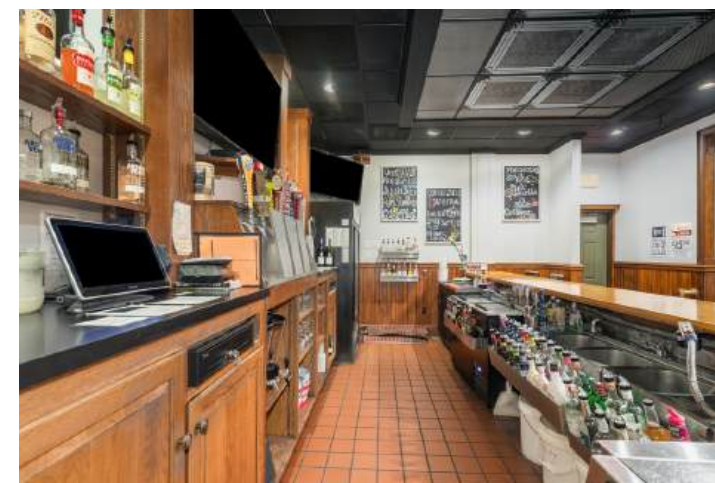
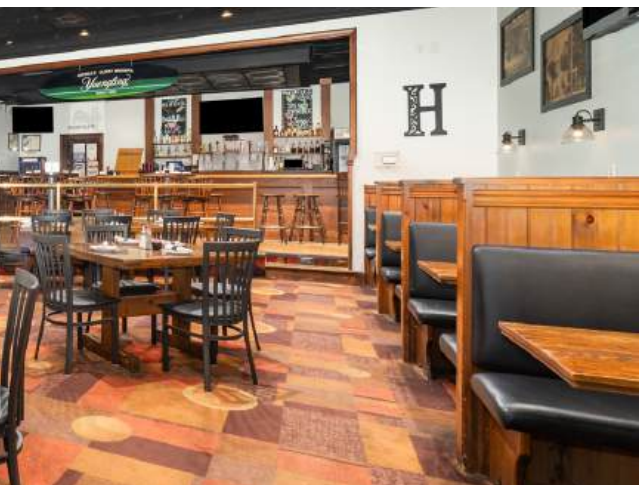
## LIQUOR LICENSE

- LID: 17743 | License # R16053

## SELLER REQUIREMENTS

- Tenant/Buyer to continue to provide alcohol to bowling center guests
- Tenant/Buyer may change the name, menu and aesthetic of the Restaurant





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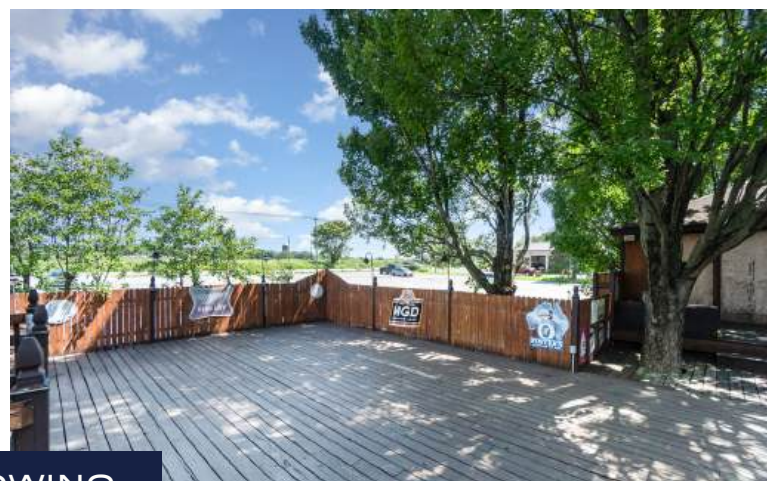
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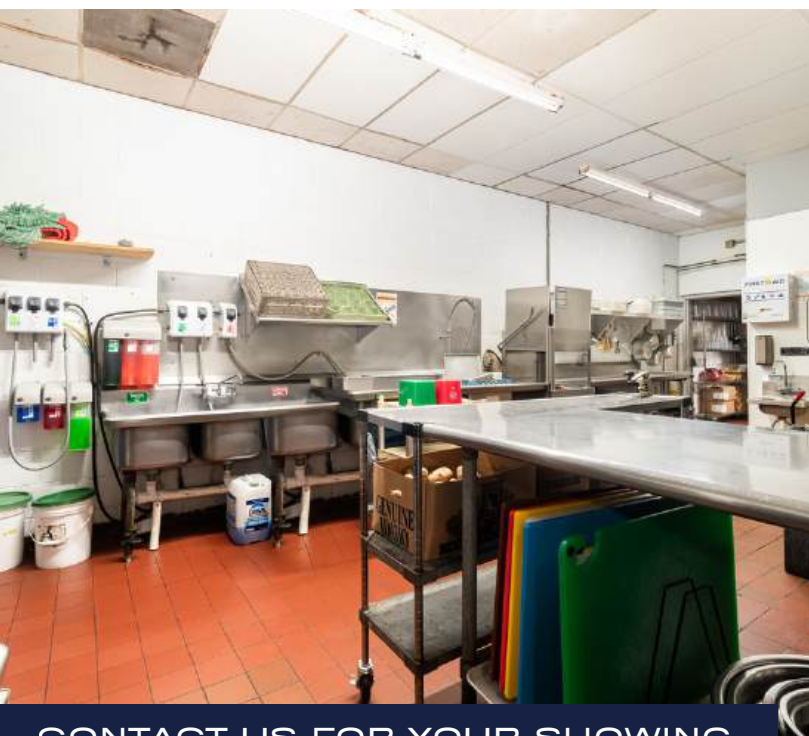
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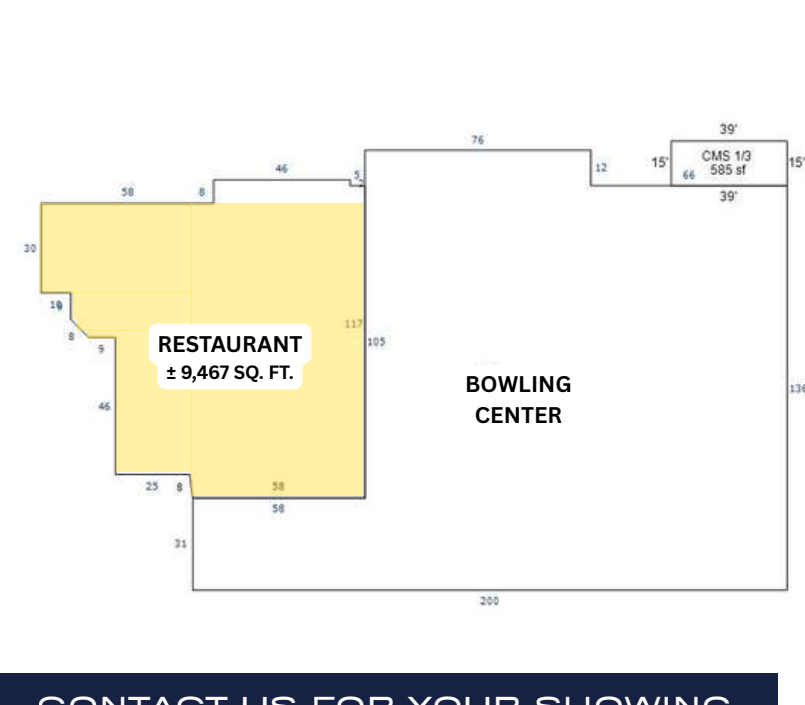
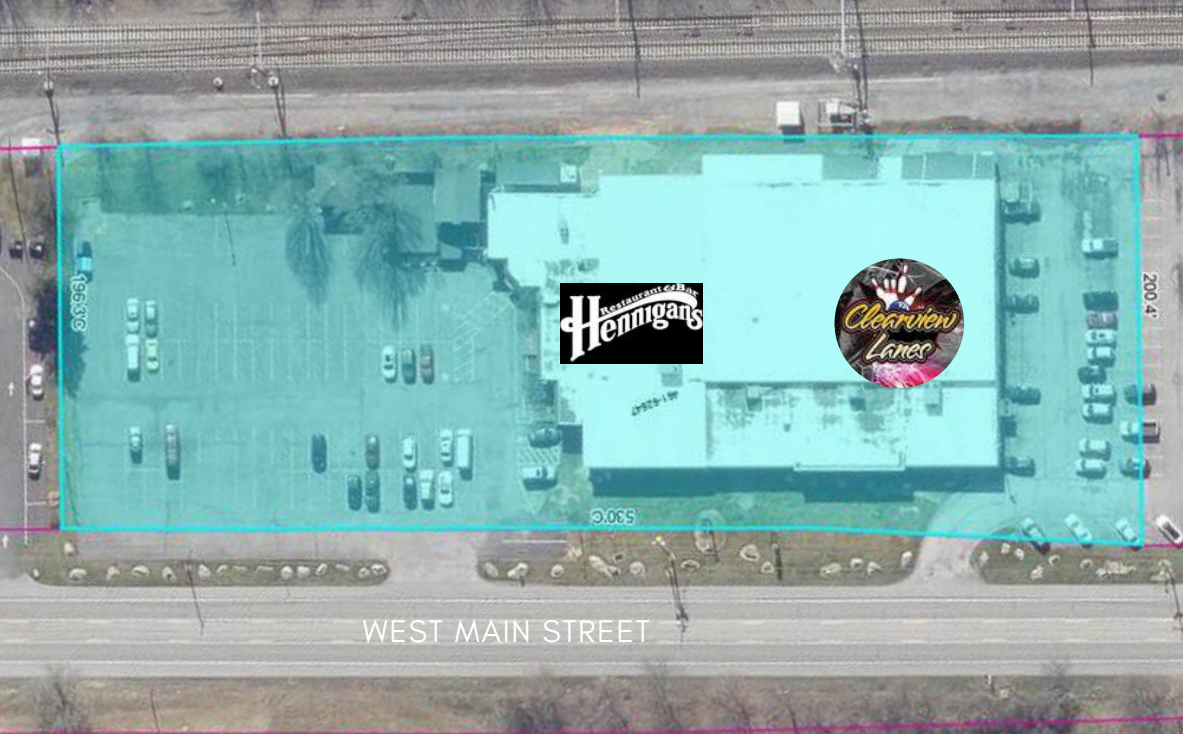
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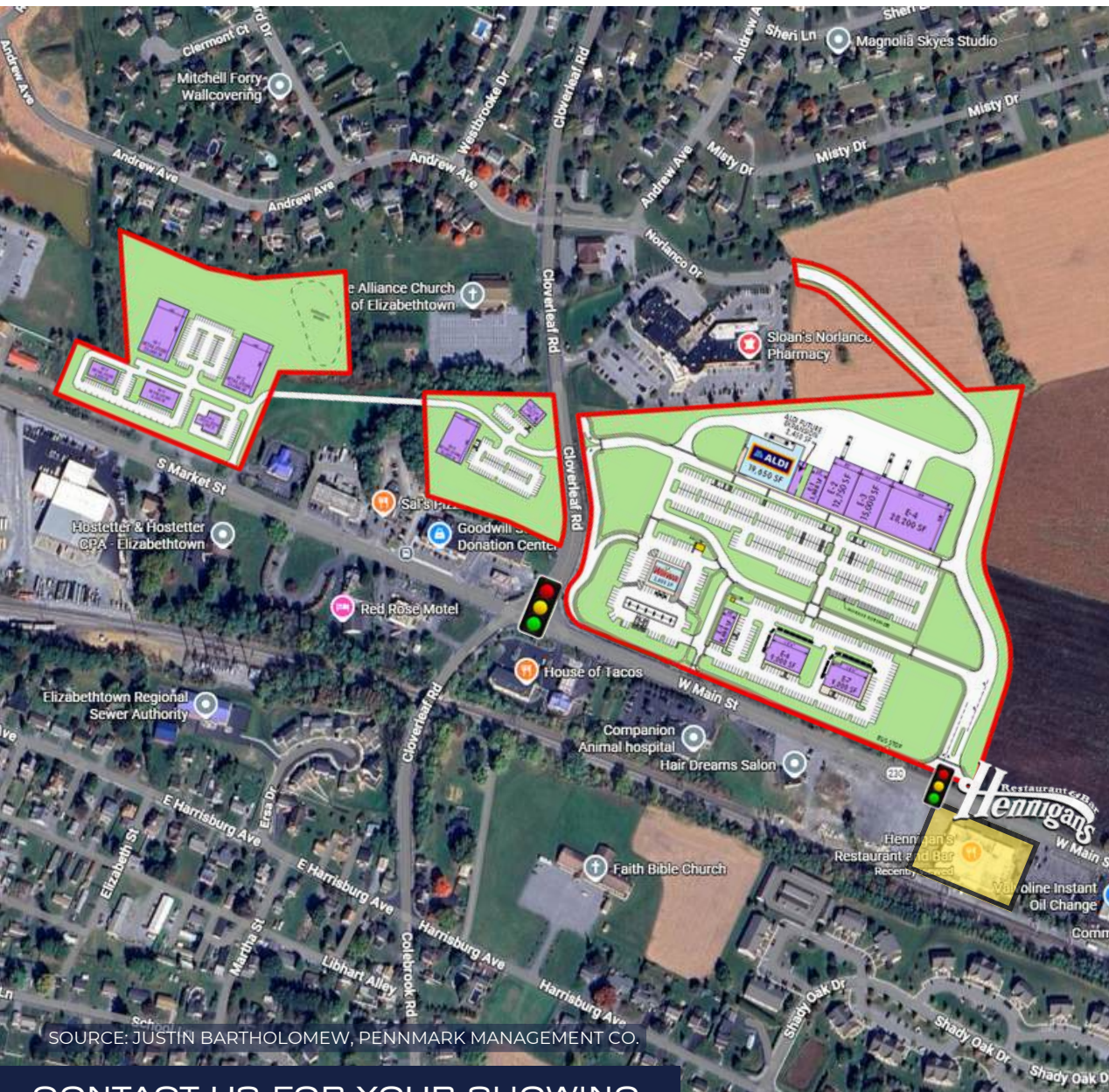
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# NEW DEVELOPMENT COMING SOON MOUNT JOY TOWNE CENTER



SOURCE: JUSTIN BARTHOLOMEW, PENNMARK MANAGEMENT CO.



Subject property is located directly across the street from the newly constructed Mount Joy Towne Center, a 195,000+ square foot retail development with confirmed tenants including Wawa and Aldi.

The immediate area is seeing significant residential growth, with approximately 1,488 new housing units planned within a 1.5-mile radius. Nearby developments include Hopper Farm (375 units), Myer Farm (489 units), Westbrooke IV (213 units), Westmount (278 units), Bear Creek Estates (47 units), and others in various stages of planning and approval.

This location offers direct access to a growing population base and new commercial activity.

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### FOCUSED

Our focus on Lancaster County means our connections are strong and our knowledge is up-to-date. Our community network gives us an insider understanding to unique strengths and opportunities.

### COMPREHENSIVE

PPM understands the needs of buyers, sellers, tenants and landlords in a commercial environment. We offer sales and leasing services along with consulting, project coordination and have a 30+ year history of commercial property management.

### EXPERIENCED

PPM has a proven record of successful transactions and satisfied clients since our formation in 1990. Our specialized knowledge base along with our partnership with many local professionals offers a solid knowledge base, creative perspective and business savvy that is crucial for property buyers, sellers and business owners.

### THOUGHTFUL

Our clients know that our relationship is paramount in the work we do together. At PPM we cultivate an understanding of client needs and strategy and work proactively to create success.

### COMMUNITY

Our community is where we live, work and grow. We greatly enjoy working with both for-profit and not-for-profit organizations. We volunteer our time, are active on boards and committees and support all who work to make a difference in the lives of others.

Please visit [ppmproperties.com](http://ppmproperties.com) to learn more  
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\*Information herein and on listing sites is intended to be inclusive and accurate, however Tenant shall verify any information deemed important by Buyer/Tenant.



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