



FULLY EQUIPPED RESTAURANT AT 124 E. MAIN STREET, EPHRATA PA

- FEATURING FLOOR TO CEILING WINDOWS
- BREATHTAKING VIEWS
- FULL BAR; LIQUOR LICENSE CAN BE MADE AVAILABLE
- ONSITE EVENT VENUE YIELDING CATERING REVENUE
- FREE PARKING FOR STAFF AND GUESTS
- EXCELLENT SIGNAGE WITH VISIBILITY TO OVER 14,800 VEHICLES PER DAY
- BUILT IN CUSTOMER BASE WITH OFFICES AND AIR BNB UNITS IN THE BUILDING



233 N. Duke St. | Lancaster, PA 17602
(717) 394-3374 | info@ppmproperties.com
www.ppmproperties.com

BROSSMAN
BUSINESS COMPLEX



ART DECO INFLUENCE MEETS MAIN STREET

THE PROPERTY

The Brossman Business Center is a 73,000+ sq. ft. *iconic* building in the beating heart of Ephrata Boro's Central Business District.

Recently revitalized with renovations, its commercial space is now at 100% occupancy and the Owner is seeking a strong restaurateur to open a vibrant eating and drinking establishment in the fully built out restaurant.

Enjoy added revenue and services by use of (booking) the event venue on the 3rd floor for your patron's private events and being the sole caterer for 3rd party bookings secured by the event venue

The top floor of the building will be home to several top tier Airbnb rentals with rooftop balcony access.

For a well-qualified tenant/operator, Landlord is willing to give reasonable but generous concessions up front. The event venue in the building can also be made available to Tenant as part of the Lease, depending on overall terms.

PARKING

Free and easy onsite parking in the Brossman parking lots, garage or free street parking

SQ. FT.

Approx. 5,000 sq. ft. of usable space including restaurant, bar, kitchen space + usable common areas & restrooms

RENT

- \$5,000 / month
- Includes real estate taxes, property insurance & CAM.
- Includes use of all existing FF&E
- Tenant pays electric, gas, water/sewer & maintains/repairs kitchen equipment & FF&E

AMENITIES

- Incredible signage opportunity
- Delivery door and loading area with direct elevator access to rear of kitchen

LIQUOR LICENSE

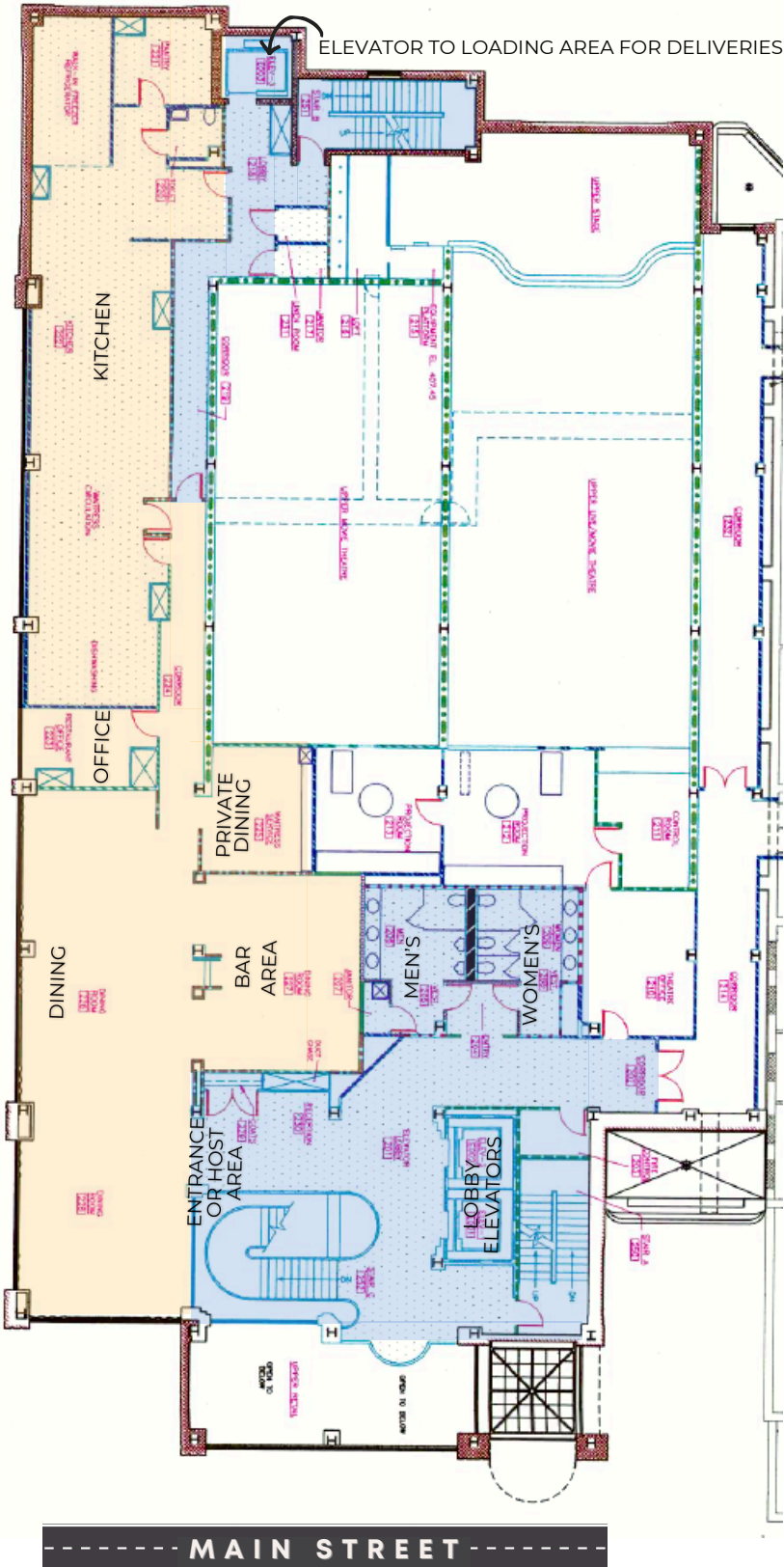
Owner will acquire a liquor license if desired by Tenant. Consideration to be determined.

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RESTAURANT FLOOR PLAN

Leased Premises Highlighted in Yellow
Common Areas Highlighted in Blue



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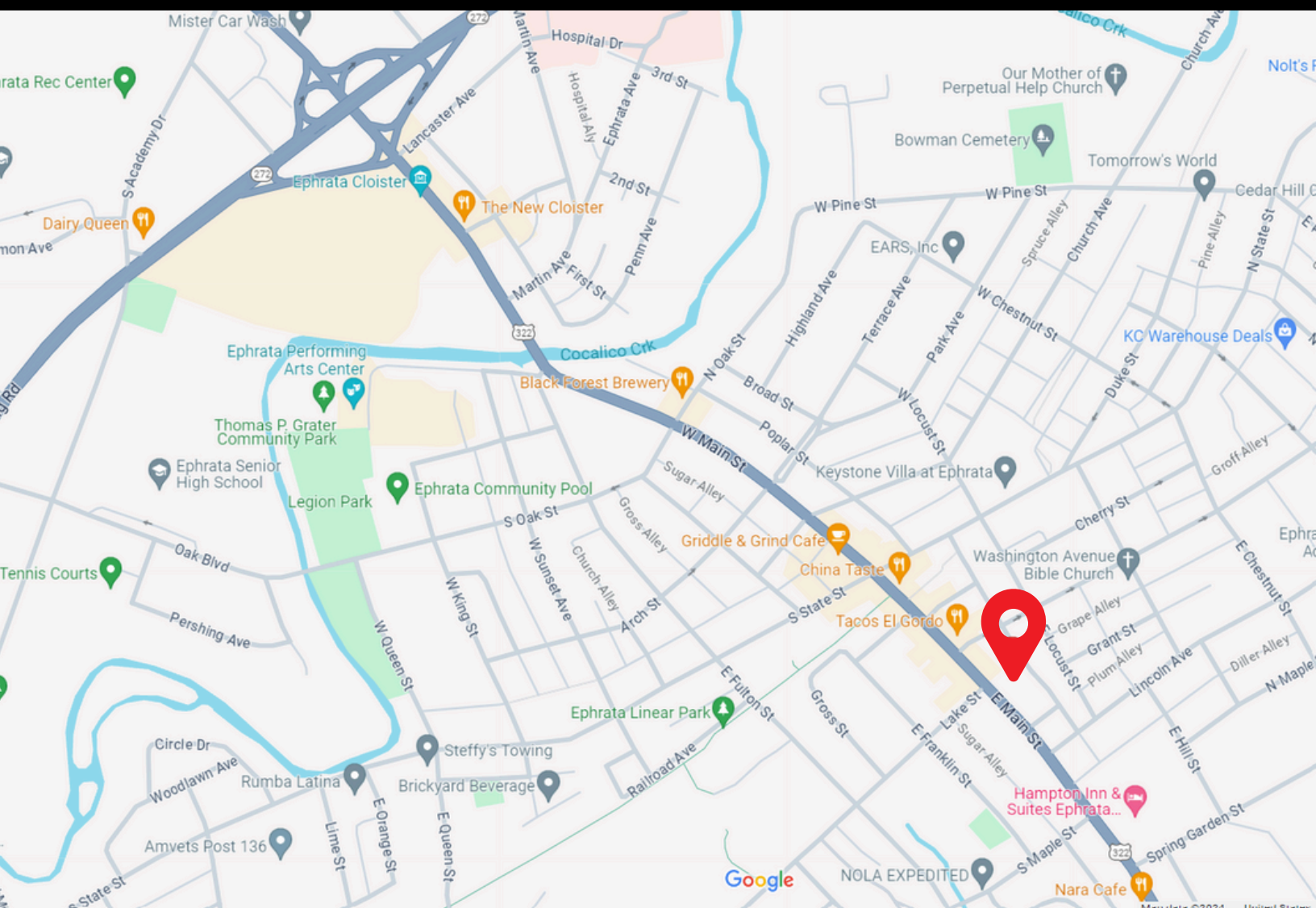
IMAGES



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TELL ME ABOUT THE LOCATION



Ephrata is located about 42 miles east of Harrisburg and 60 miles west-northwest of Philadelphia. The Brossman Business Complex is in the heart of downtown Ephrata on Main Street, surrounded by businesses and walkable to many neighborhoods and other restaurants.

This address boasts a 72 Walk Score - "Very Walkable"

DEMOGRAPHICS

1 Mile Radius: Population: 23.8k | Median Age: 37 | Median Income: \$70k

3 Mile Radius: Population: 47.5k | Median Age: 37 | Median Income: \$72k

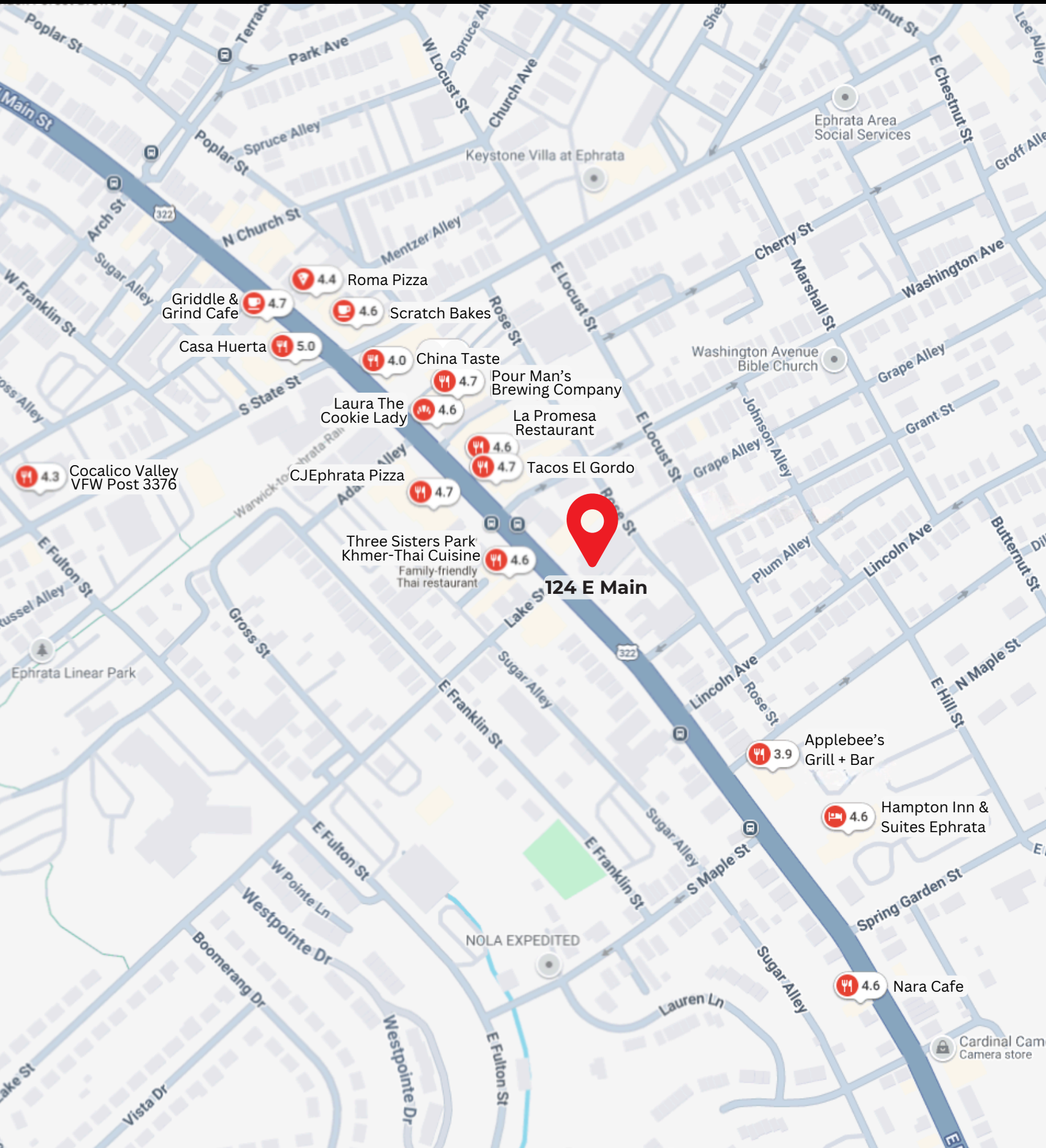
5 Mile Radius: Population: 91.2k | Median Age: 38 | Median Income: \$79k

(Source: Crexi Property Intelligence)

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NEARBY RESTAURANTS



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ABOUT PPM REAL ESTATE, INC.

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 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 Tenant.



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