

SALE

ABRAHAMS FAMILY RESTAURANT

300 S Hershey Rd, Harrisburg, PA 17112



OFFERING SUMMARY

| | |
|-----------------|-------------------|
| Sale Price: | \$1,290,000 |
| Building Size: | 6,102 SF |
| Available SF: | 6,102 SF |
| Land Acres | 0.92 Acres |
| Price / SF: | \$211.41 |
| Market: | Central PA |
| Surface Parking | 50 Parking Spaces |
| Year Built | 1960 |
| Year Renovated | 2023 |

PROPERTY OVERVIEW

Coldwell Banker Commercial is pleased to announce 300 S Hershey Rd, Harrisburg, PA available for sale. This property is located in the heart of West Hanover Township that is a perfect fit for a restaurant user. The property is currently still operating as Abrahams Family Restaurant. The restaurant sale includes the real estate and all FF&E. Situated just 10 minutes from Hershey Park and 2 miles from I81, it is the perfect location for a restaurant business to thrive.

This property includes an upstairs apartment that has been fully renovated, perfect for an owner user looking to live on the property, or as a rental for additional income. Upstairs apartment is 3 bedrooms, 2 bathrooms that includes a laundry room, kitchen, and living space. There is separate access on the side of the building for the apartment.

DO NOT DISTURB CURRENT BUSINESS OPERATIONS

Vasiliki Truong
Commercial Real Estate Advisor
717 385 7266

Vinny Ferranti
717 309 9812



**COLDWELL BANKER
COMMERCIAL**
REALTY

RESTAURANT PHOTOS

ABRAHAMS FAMILY RESTAURANT

300 S Hershey Rd Harrisburg, PA 17112



Vasiliki Truong
Commercial Real Estate Advisor
717 385 7266

Vinny Ferranti
717 309 9812



COLDWELL BANKER
COMMERCIAL
REALTY

APARTMENT PHOTOS

ABRAHAMS FAMILY RESTAURANT

300 S Hershey Rd Harrisburg, PA 17112



Vasiliki Truong
Commercial Real Estate Advisor
717 385 7266

Vinny Ferranti
717 309 9812

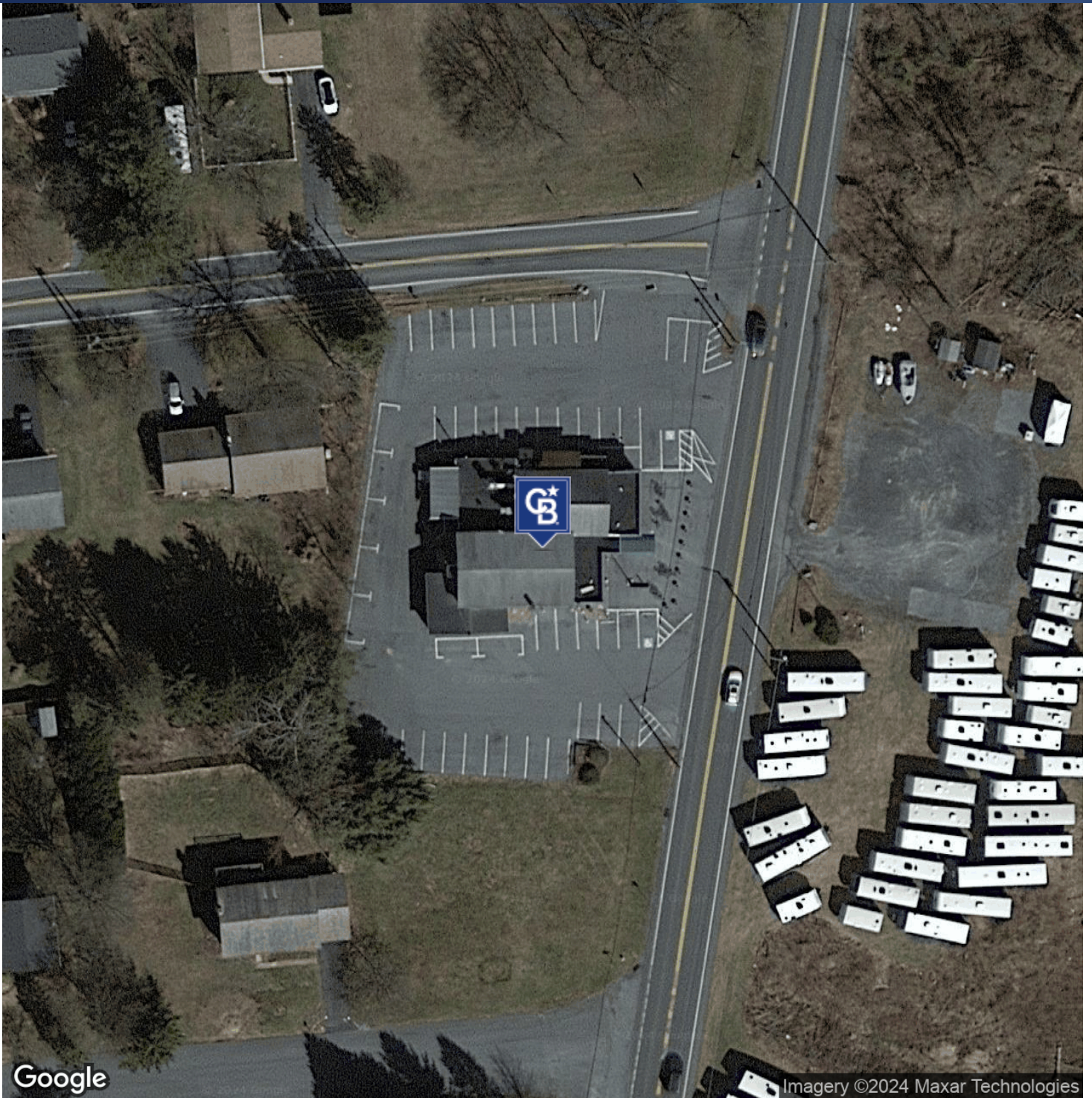


COLDWELL BANKER
COMMERCIAL
REALTY

AERIAL MAP

ABRAHAMS FAMILY RESTAURANT

300 S Hershey Rd, Harrisburg, PA 17112



Vasiliki Truong

Commercial Real Estate Advisor

717 385 7266

Vinny Ferranti

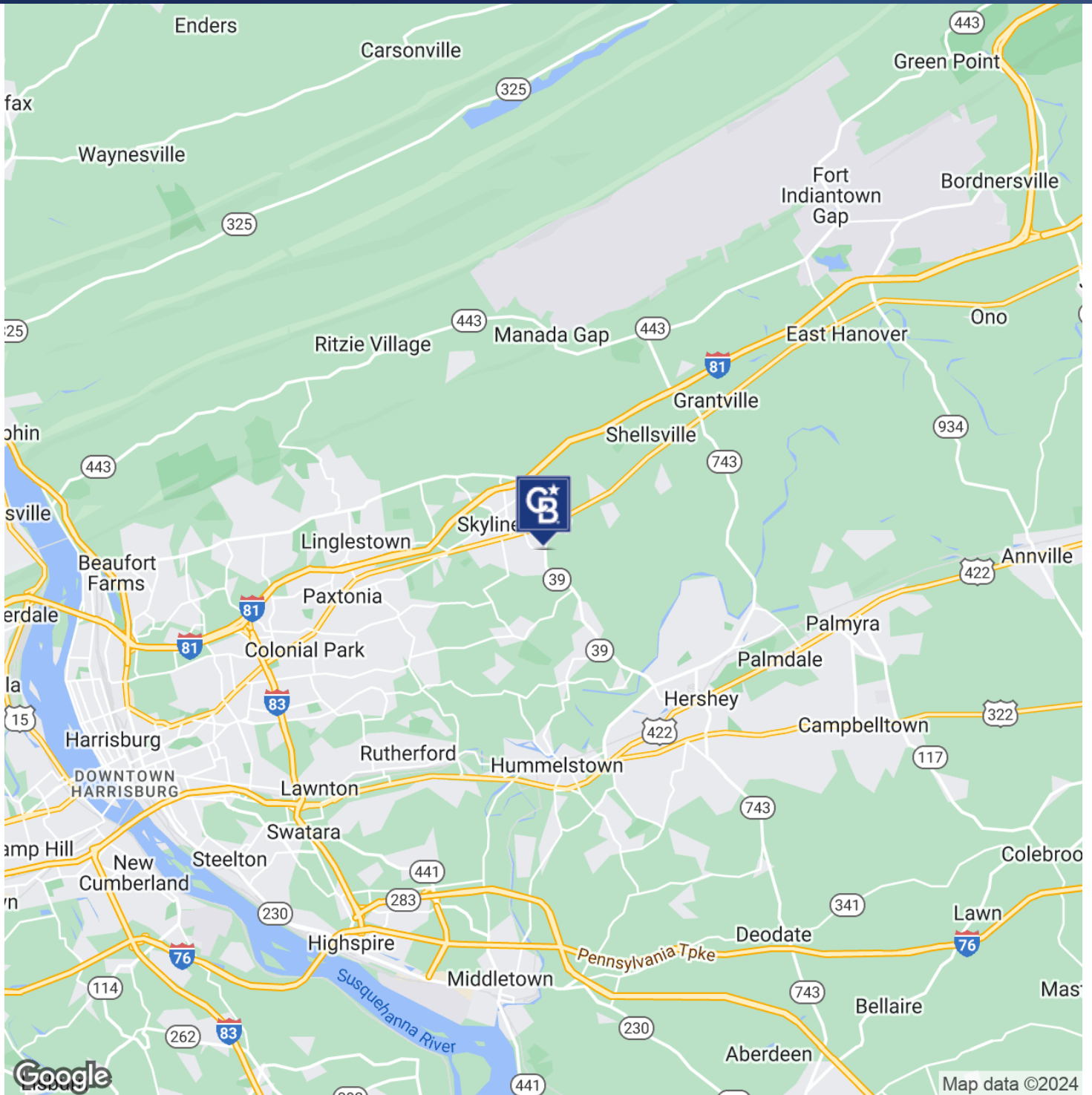
717 309 9812



COLDWELL BANKER
COMMERCIAL
REALTY

LOCATION MAP ABRAHAMS FAMILY RESTAURANT

300 S Hershey Rd Harrisburg, PA 17112



Vasiliki Truong
Commercial Real Estate Advisor
717 385 7266

Vinny Ferranti
717 309 9812

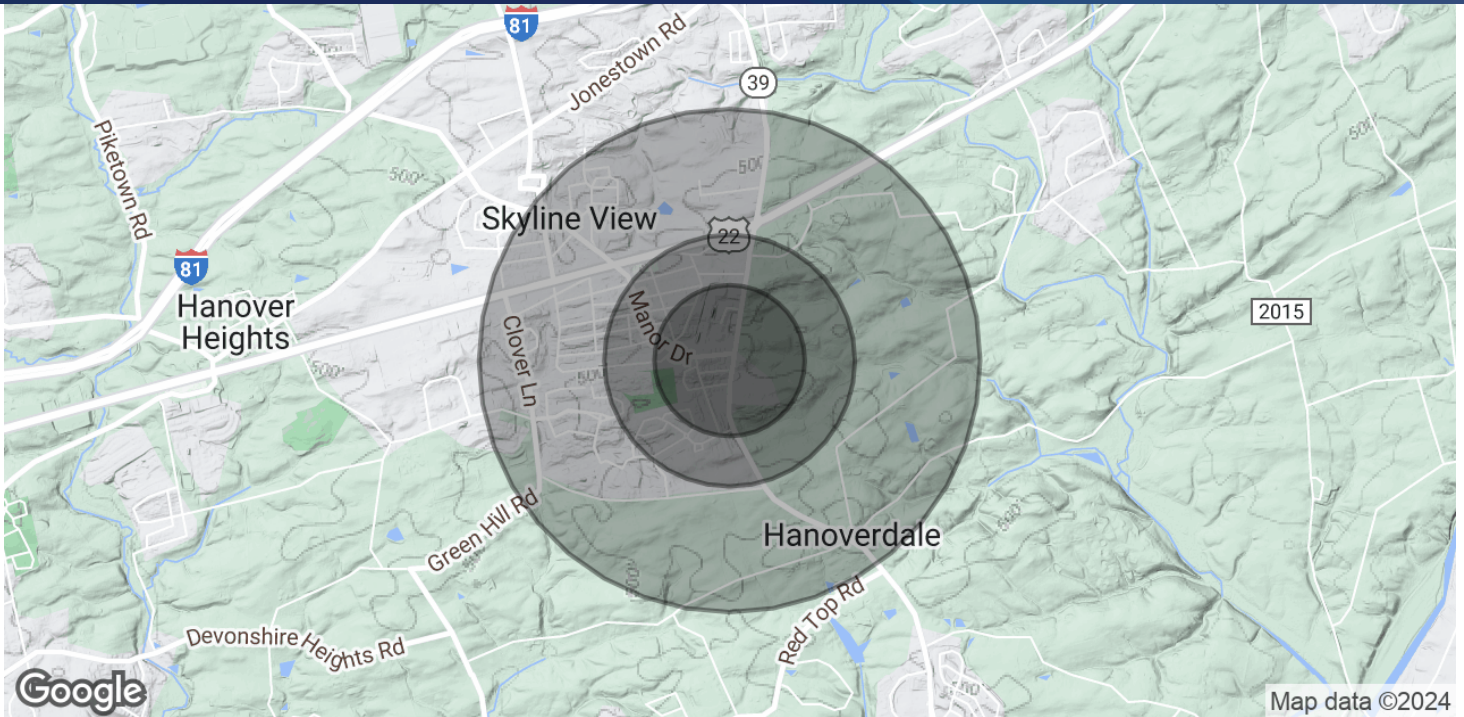


COLDWELL BANKER
COMMERCIAL
REALTY

DEMOGRAPHICS

ABRAHAMS FAMILY RESTAURANT

300 S Hershey Rd, Harrisburg, PA 17112



| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|-----------|
| Total Population | 285 | 801 | 3,823 |
| Average Age | 48 | 46 | 47 |
| Average Age (Male) | 45 | 45 | 45 |
| Average Age (Female) | 50 | 48 | 48 |
| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
| Total Households | 115 | 324 | 1,584 |
| # of Persons per HH | 2.5 | 2.5 | 2.4 |
| Average HH Income | \$126,798 | \$127,921 | \$132,994 |
| Average House Value | \$309,544 | \$307,879 | \$312,106 |

Demographics data derived from AlphaMap

Vasiliki Truong
Commercial Real Estate Advisor
717 385 7266

Vinny Ferranti
717 309 9812



**COLDWELL BANKER
COMMERCIAL
REALTY**