



**OFF MARKET**

**AVAILABLE**

**FOR SALE**

**\$1,400,000.00**

(Liquor License not included + \$350,000)

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## MIXED USE INVESTMENT FOR SALE



**LOCATION: 2309 Columbia Ave, Lancaster, PA 17603**

### PROPERTY HIGHLIGHTS:

- ♦ MIXED USE BUILDING; FAST GROWING COUNTY
- ♦ LONG TERM EST. RESTAURANT
- ♦ SEATS 106 AT TABLES INCLUDING 40 BAR SEATS
- ♦ BUILDING SIZE: +/- 8,000 SF ; + 40 PARKING SPACES
- ♦ BUILDING NEW; COMPLETELY REHABBED GROUND TO ROOF
- ♦ 8 UNITS LONG STANDING TENANTS; LOW VACANCY
- ♦ +/- 18,000 COMBINED ADT
- ♦ DEMOGRAPHICS WITHIN 5 MI: POPULATION +/-170,000 & AHI +/- \$91,787

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is Buyer/Lessee responsibility to independently confirm its accuracy and completeness. This is not intended to solicit another Broker's listing. Some properties may be in cooperation with another broker.



Radius	2 mile	5 mile	10 mile
<b>Population</b>			
2020 Population	24,907	170,392	330,339
2024 Population	25,499	173,401	335,952
2029 Population Projection	25,720	174,712	338,576
Annual Growth 2020-2024	0.6%	0.4%	0.4%
Annual Growth 2024-2029	0.2%	0.2%	0.2%
<b>Households</b>			
2020 Households	10,012	65,176	128,069
2024 Households	10,215	65,881	129,655
2029 Household Projection	10,301	66,333	130,639
Annual Growth 2020-2024	0.7%	0.4%	0.5%
Annual Growth 2024-2029	0.2%	0.1%	0.2%
Avg Household Vehicles	2.00	2.00	2.00
<b>Housing</b>			
Median Home Value	\$249,220	\$235,254	\$251,570
Owner Occupied Households	7,541	40,085	84,044
Renter Occupied Households	2,760	26,249	46,595

Radius	2 mile	5 mile	10 mile
<b>Household Income</b>			
< \$25,000	1,051	9,545	17,309
\$25,000 - 50,000	1,741	12,747	23,783
\$50,000 - 75,000	1,592	11,518	22,409
\$75,000 - 100,000	1,973	10,707	20,944
\$100,000 - 125,000	988	6,883	13,577
\$125,000 - 150,000	939	4,186	8,655
\$150,000 - 200,000	1,022	5,598	11,195
\$200,000+	909	4,698	11,785
Avg Household Income	\$102,852	\$91,787	\$97,925
Median Household Income	\$84,167	\$73,124	\$76,585

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