



**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



Radius	2 mile	5 mile	10 mile
Population			
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%
Households			
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
Housing			
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
Household Income			
< \$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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