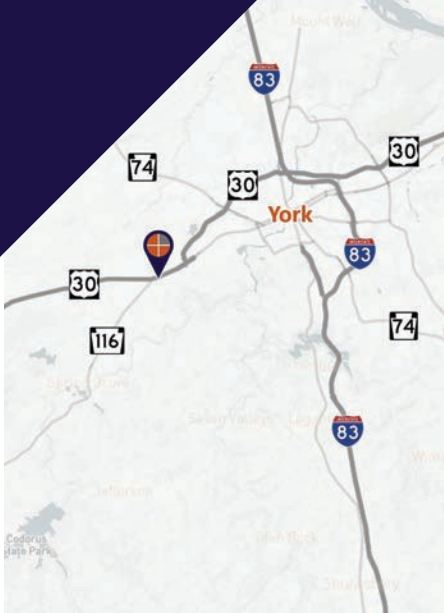


AVAILABLE

- For Sale: Business, Real Estate, and Business Assets (FF&E, trade name, recipes, etc.)
- For Sale: Business and Business Assets only and leasing out the property.



PURCHASE OPTIONS

FOR SALE:

Real Estate, Business, and Business Assets (FF&E, trade name, recipes, goodwill, etc.)

SALE/LEASE:

Business, and Business Assets Only (FF&E, trade name, recipes, goodwill, etc.)

Plus Leasing Out the Property (subject to approval)

David Albright
Cell: 717.870.3097
david@truecommercial.com

Ben Chiaro, CCIM
Cell: 717.683.3316
ben@truecommercial.com

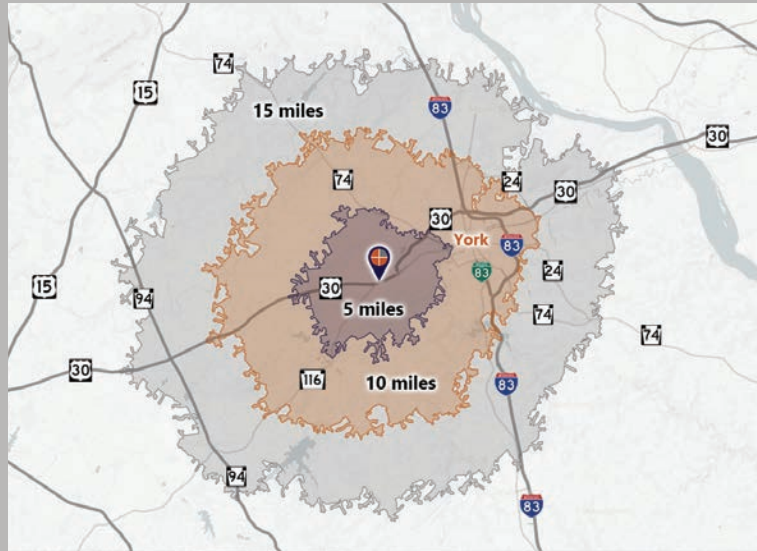
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RESTAURANT BUSINESS W/REAL ESTATE

DEMOGRAPHICS

Variable	4345 W. Market St. York, PA		
Travel Distance from Site	5 miles	10 miles	15 miles
Total Population	39,632	186,109	348,522
Total Daytime Population	35,104	196,048	348,271
Total Households	15,777	73,326	137,411
Per Capita Income	\$38,949	\$39,694	\$40,836
Average Household Income	\$98,101	\$100,149	\$102,956
Average Disposable Income	\$76,529	\$76,912	\$79,105
Total (SIC01-99) Businesses	1,075	6,552	11,296
Total (SIC01-99) Employees	15,345	91,785	155,130
Meals at Restaurants/Other	\$51,066,578	\$243,718,569	\$467,009,008
Went to Family Restaurant Last 6 months	22,642	105,538	199,776
Breakfast at Family Rest. Last 6 months	3,941	18,543	34,864
Lunch at Family Rest. Last 6 months	5,822	27,018	51,775
Dinner at Family Rest. Last 6 months	15,269	70,446	134,999

Travel Distance from Site



PROPERTY & MARKET OVERVIEW

We are excited to present the opportunity to acquire the successful Fresh Start restaurant and its real estate, a well-established dining establishment in York County. This restaurant features a friendly neighborhood family atmosphere, recently renovated with modern farmhouse décor and a classic menu of casual cuisine.

The property is a single-story, free-standing commercial building comprised of approx. 2,892 SF on 1.46 acres, complete with on-site parking. It boasts frontage on W. Market St. (Route 30) in West Manchester Township. The property is zoned Local Commercial, which offers potential for adaptive reuse or value-added opportunities in the future, should a change of use be necessary. Located in a high-traffic area of Western York County, the building envelope is in excellent condition, with sound roofing and well-maintained masonry.

The newly renovated interior features stunning aesthetics, including ample custom woodwork, exposed wood beams, bar/counter service, open dining areas, and a beautiful outdoor patio space. The kitchen is well-equipped with an excellent layout, two cooking lines under the hood, ample refrigeration, a dish room, and lower-level prep space. Currently, the limited hours of operation are from 7am to 2pm, Monday through Thursday. There is significant potential for growth by expanding hours to include Fridays, Saturdays, and Sundays, as well as the possibility of adding dinner service.

The sale includes both the real estate and business assets, which encompass furniture, fixtures, equipment, trade name, intellectual property, recipes, website, phone number, and goodwill. There is also the option to purchase just the business & assets and lease the space (subject to approval of new lease).

PROPERTY DETAILS

- Total Building Size:..... 2,892 SF
- Sale Price: (Business/Real Estate) ..Please Inquire
- Sale Price: (Just Business Assets)..... \$199,000
- Lease Rate:..... \$4,995/month/Modified Gross
- Zoning:..... LC - Local Commercial
- Land/Lot Size:..... 1.46 acres
- Date Available:..... Settlement
- Parking:..... Paved, On-Site 40+ spaces
- Year Built/Year Renovated:..... 1997/2020
- Roof Type:..... Asphalt Shingle
- Construction:..... Masonry, Wood
- Ceiling Height:..... 9'-10'
- Heating:..... FWA
- Cooling:..... Central Air
- Electric:..... Met-Ed
- Water:..... Public
- Sewer:..... Sand Mound Septic System
- Annual Taxes:..... \$14,068.14

TRAFFIC COUNTS

- W. Market St./US Route 30:.....31,067 VPD
- Hanover Rd./Route 116:..... 16,602 VPD

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ESTABLISHED REGIONAL AREA MAP



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INTERIOR PHOTOS



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AERIAL DRONE PHOTOS



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AERIAL DRONE PHOTO



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