

# Turnkey Restaurant & Bar Opportunity

3108 New Butler Road, New Castle, PA 16101

## Steel City Sports Bar & Grille



## Property Overview

- + Building Size: 3,600 sq. ft. (not including patios) on 1.91 acres
- + Covered Patio: 490 sq. ft. +/- heated, covered patio with roll-up garage doors
- + Open Patio: 260 sq. ft. +/-
- + Draft Beer System: 18 tap system with gas blender box
- + Entertainment System: Building is wired for surround sound for music and sporting events with 14 televisions
- + Parking: 70 paved parking spaces with additional land for building and/or parking lot expansion
- + Seating: 94 seats inside (including bar stools) and 32 patio seats
- + Ceiling Height: 16' at center of building and 14' at perimeter
- + Traffic Count: 12,282 (2022)





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For Sale or Lease



Contact Us

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2022 Demographics	One Mile	Three Miles	Five Miles
Total Population	693	10,311	35,552
Daytime Population	929	10,802	35,644
Average Household Income	\$87,960	\$77,806	\$66,866
Households	271	4,318	15,068

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