



# MIXED USE INVESTMENT FOR SALE



**OFF MARKET  
AVAILABLE  
FOR SALE**

**\$1,400,000.00**  
(Liquor License not included + \$350,000)

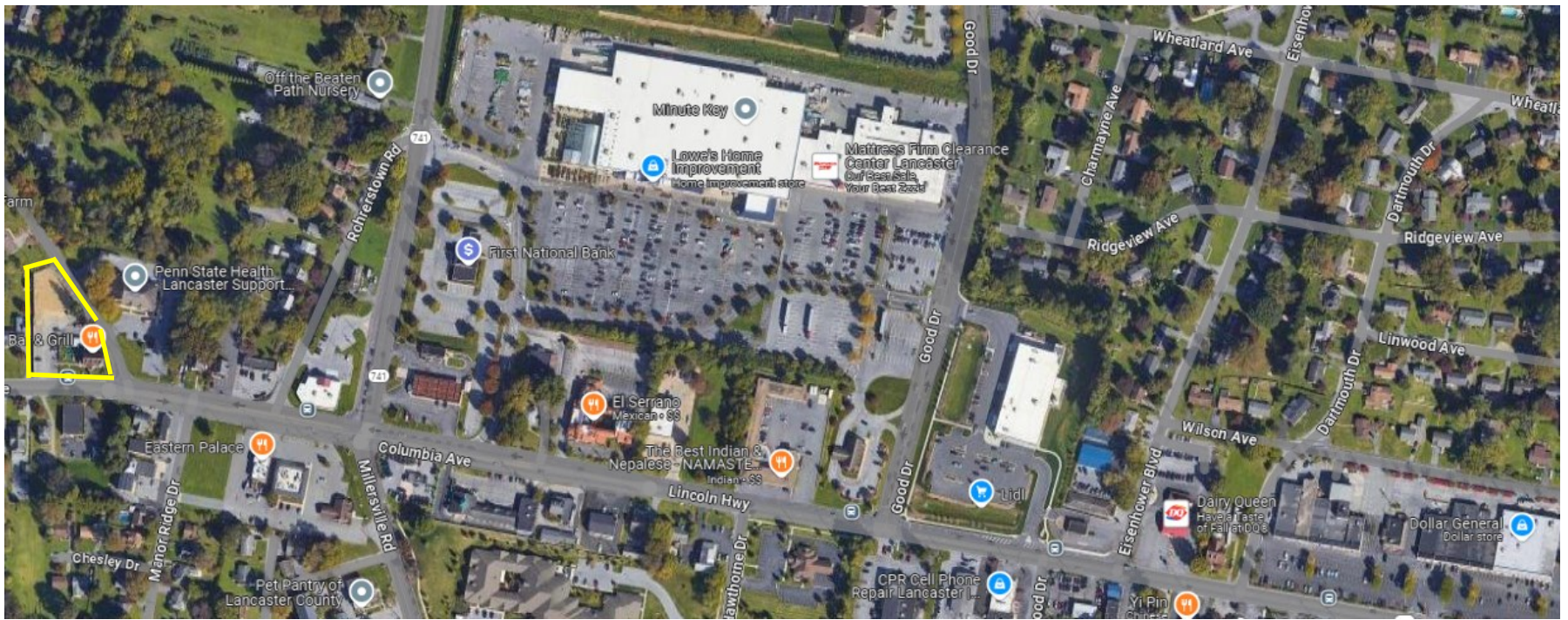
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**LOCATION: 2309 Columbia Ave, Lancaster, PA 17603**

## 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 ; 36 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 maybe 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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