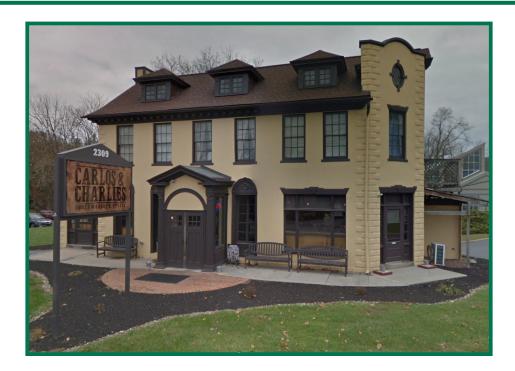
FOR SALE FREESTANDING RESTAURANT AND RENTAL UNITS

2309 Columbia Avenue, Lancaster, PA 17601



SALE PRICE:	\$495,000	\$495,000			
LOCATION:	2309 Columbia	2309 Columbia Avenue, East Hempfield Township, Lancaster, PA 17601			
BUILDING SIZE:	4,069 <u>+</u> SF	4,069 <u>+</u> SF			
LOT SIZE:	0.87 <u>+</u> Acres	0.87 <u>+</u> Acres			
ZONING:	(CBC) Commu	(CBC) Community Business Center			
TRAFFIC COUNTS:		Columbia Avenue (Route 462): 18,000 Vehicles per day Rohrerstown Road (Route 741): 22,478 Vehicles per day			
DEMOGRAPHICS:		1 Mile	2 Mile	3 Mile	
	Population	5,436	73,274	168,019	
	Households	2,390	29,384	64,129	
	Median Income	\$71,219	\$58,059	\$54,307	
ADDITIONAL COMMENTS:	Freestanding restaurant building with six (6) short-term rentals. Includes all furniture, fixtures, and equipment, as well as a hotel liquor license.				



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