

FOR SALE

FREESTANDING RESTAURANT AND RENTAL UNITS

2309 Columbia Avenue, Lancaster, PA 17601



SALE PRICE: \$495,000
LOCATION: 2309 Columbia Avenue, East Hempfield Township, Lancaster, PA 17601
BUILDING SIZE: 4,069 ± SF
LOT SIZE: 0.87 ± Acres
ZONING: (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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