

# Turn Key Restaurant For Lease

202 E Lancaster Ave, Downingtown, PA 19335

**ZOMMICK McMAHON**

Commercial Real Estate Inc.

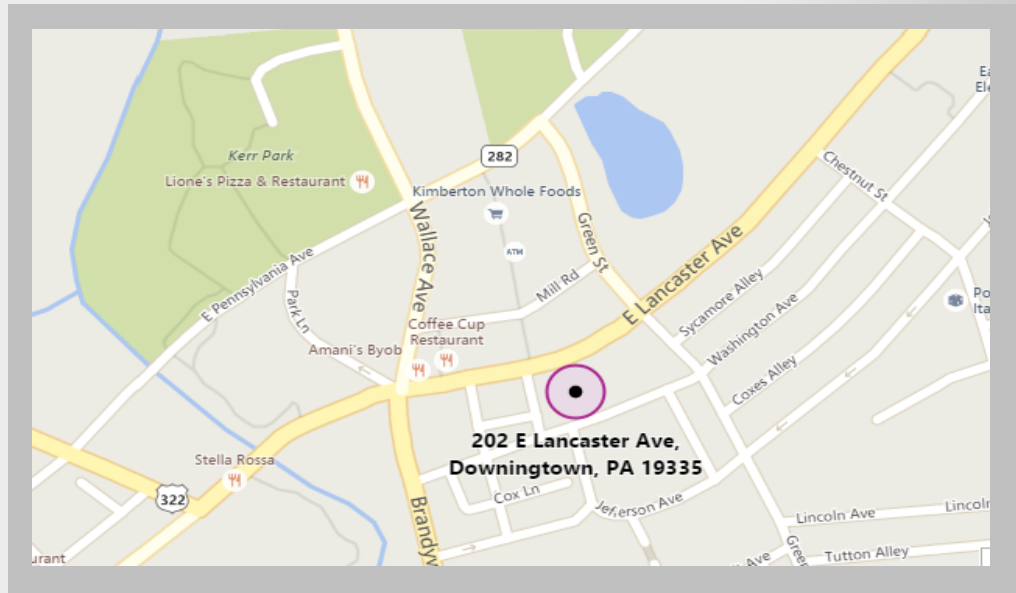
610.359.1100

14,000 SF | Rental Rate: Negotiable

This former firehouse has been beautifully converted into a restaurant/pub. Renovated with top of the line furnishings and fixtures. This is truly a unique property in the heart of Downingtown.

## HIGHLIGHTS:

- **Prominent Downtown Location**
- **+/- 14,000 SF; Divisible**
- **24 On Site Parking Spots, Public Lot Adjacent**
- **Huge Fully Equipped Kitchen**
- **2 Floors of Finished Restaurant Space**
- **All Custom Furniture, Fixtures & Equipment Included**
- **Outdoor Seating Potential**
- **Catering Hall Potential**
- **Newly Renovated Building**



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*\* The information attached and above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation of it. It is the Buyer/Lessee responsibility to independently confirm its accuracy and completeness. This is not intended to solicit another Broker's listing.*

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## Demographics

Income	1-mi.	3-mi.	5-mi.
2015 Household Income: Median	\$66,013	\$86,291	\$95,625
2015 Household Income: Average	\$88,707	\$113,169	\$123,967
Population	1-mi.	3-mi.	5-mi.
2015 Total Population: Adult	6,393	26,376	67,463
2015 Total Daytime Population	8,684	39,735	95,936
2015 Total Employees	5,116	22,819	52,034

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## ABOUT ZOMMICK McMAHON COMMERCIAL REAL ESTATE

Zommick McMahon Commercial Real Estate, Inc. has been a Metro Philadelphia Area staple since its inception in 1949. The Company was founded by Joseph Zommick, and continues today with Ryan McMahon and his highly experienced staff, whom are all results-oriented professionals. Zommick McMahon Commercial Real Estate, Inc. has devoted Real Estate Specialists in the areas of Investment, Office, Retail, Industrial, as well as extensive experience in all areas of Development.

### SOME OF OUR SATISFIED CLIENTS

- Bank of America
- Walgreen's Drugs
- Sunoco Oil Company
- Exxon/Mobil Oil Company
- Regency Centers
- Iron Hill Brew Company
- Sun East Federal Credit Union
- Dunkin Donuts
- Royal Farms
- Rite Aid
- CVS
- Wawa
- WSFS Bank
- Primo Hoagies



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