



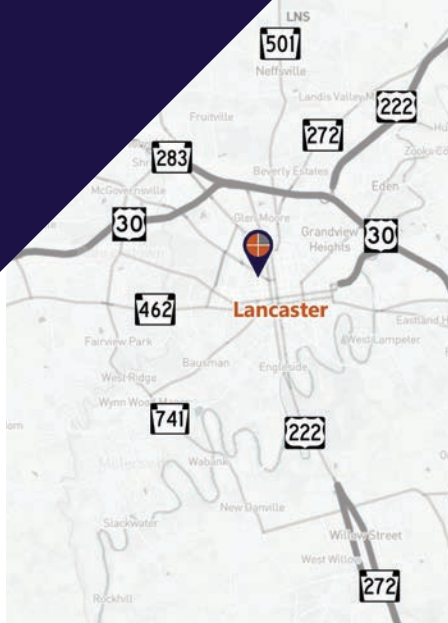
RESTAURANT/BAR AT THE WAREHOUSE DISTRICT

Lancaster City | Lancaster County

398 Harrisburg Ave. Lancaster, PA 17603

FOR LEASE

Turn-key restaurant/bar with a modern-contemporary design in an industrial-chic redevelopment.



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For More Information Call: 717.850.TRUE (8783) | 1018 N. Christian St. Lancaster, PA 17602 | www.TRUECommercial.com

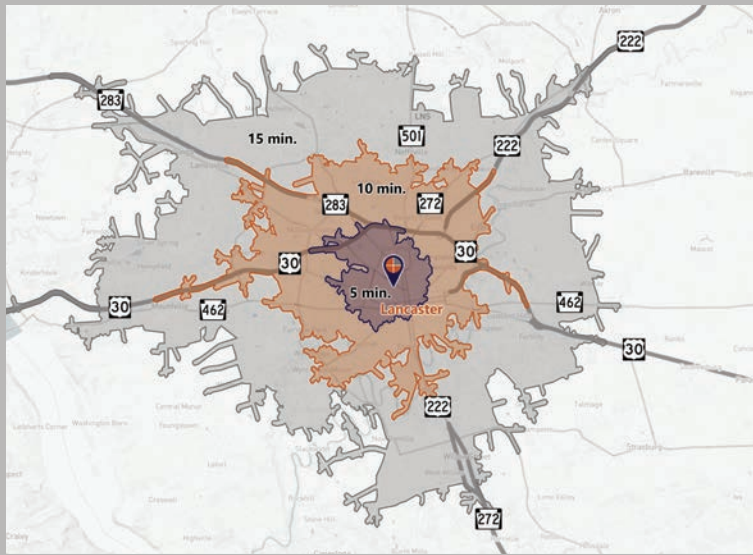
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RESTAURANT/BAR AT THE WAREHOUSE DISTRICT

DEMOGRAPHICS

Variable	Champion Forge		
	398 Harrisburg Ave. Lancaster, PA 17603		
Travel Distance from Site	5 minutes	10 minutes	15 minutes
Total Population	32,975	118,393	219,846
Population Density (Pop per Sq. Mile)	5,948.7	3,721.5	1,984.0
Total Daytime Population	47,050	132,815	239,560
Total Households	13,465	46,251	85,653
Per Capita Income	\$29,328	\$29,517	\$34,041
Average Household Income	\$71,709	\$75,542	\$87,111
Average Disposable Income	\$55,494	\$58,771	\$66,654
Total (SIC01-99) Businesses	2,281	5,818	9,149
Total (SIC01-99) Employees	45,410	94,089	154,354
Total (SIC01-99) Sales (\$000)	\$5,001,193	\$14,226,508	\$26,474,176
Annual Budget Expenditures	\$838,939,262	\$3,011,795,195	\$6,381,424,849
Retail Goods	\$246,221,156	\$893,068,810	\$1,908,013,891
Meals at Restaurants/Other	\$40,056,037	\$141,068,593	\$293,839,056

Travel Distance from Site



PROPERTY & MARKET OVERVIEW

Well-known anchor restaurant/bar space formerly known as Checker's Bistro located in Champion Forge, the gateway to the Warehouse District in Lancaster's West End Neighborhood. This turn-key restaurant includes bar/bistro seating for 26 +/-, and dining for up to 100 guests, as well as a fully-equipped kitchen and bar. Additional opportunities exist for outdoor patio seating. The property features on-site parking on both sides of the building, with entrances on each side as well. The property also features roof-mounted signage raceways on each side of the building as well as a pylon right on heavily-traveled Harrisburg Avenue.

This is a tremendous opportunity to capitalize on elaborate architectural design and full fit-out in a highly desirable market surrounded by F&M College, Penn Medicine, and on a corridor bookended by Park City Center, the Crossings at Conestoga, and the Lancaster Heath Campus at one end and Penn Square, The Marriott/Convention Center, Central Market, The Ware Center, 101 North Queen, and the rest of Lancaster's core downtown at the other.

PROPERTY DETAILS

- Total Building Size:.....21,200 SF
- Available Space (Suite 700):..... 5,632 SF
- Lease Rate:..... Undisclosed/NNN
- NNN Costs:.....\$6.62/SF
- Zoning:..... Mixed Use (MU)
- Land/Lot Size:..... 1.37 Acres
- Date Available:..... Immediately
- Parking:..... 114 spaces on-site
- Year Built:..... Redeveloped in 2003
- Signage: Multi-tenant pylon on Harrisburg Ave. and individual roof-mounted brackets (both sides of building)

TRAFFIC COUNTS

- Harrisburg Ave.: 10,062 VPD
- N. Charlotte St.: 2,537 VPD

JOIN THESE CO-TENANTS



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THE WAREHOUSE DISTRICT | SITE PLAN

Tenants & Availabilities

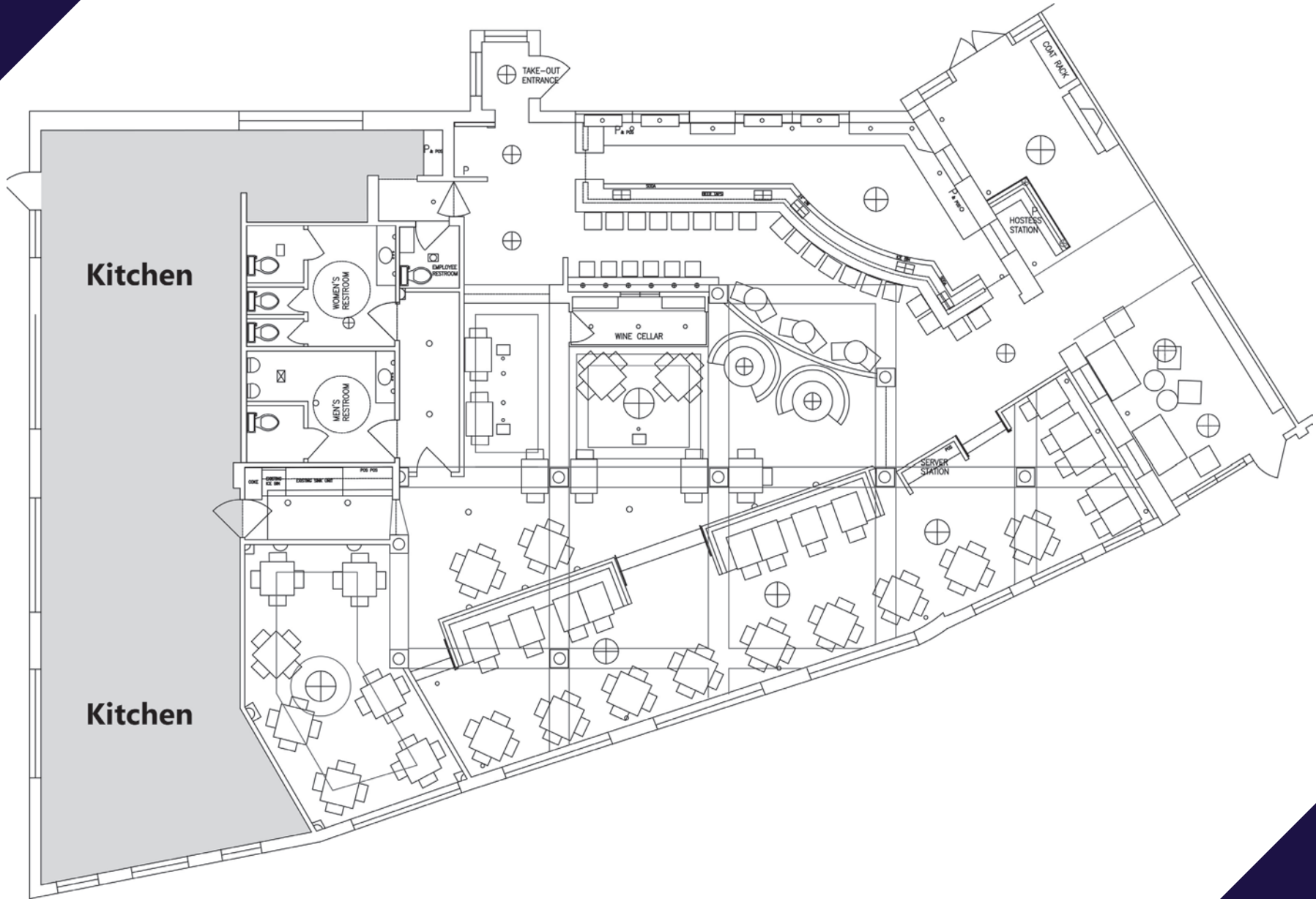
Suite	Tenant	Sq. Ft.
100	Wyndridge Farm Wine Tasting Room	----
150	Taupe	----
200	Mean Cup	----
250	Retail Space	----
300	Beiler's Doughnuts	----
450	Sukhothai	----
500	Fern-ish Home	----
550	Vi Nails	----
700	AVAILABLE	5,632



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SUITE 700 | FLOOR PLAN

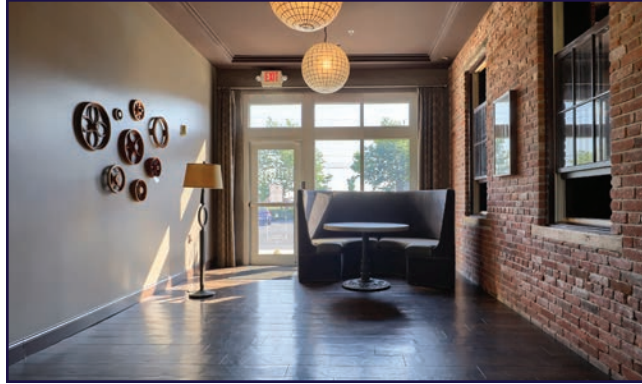


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INTERIOR PHOTOS



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INTERIOR PHOTOS

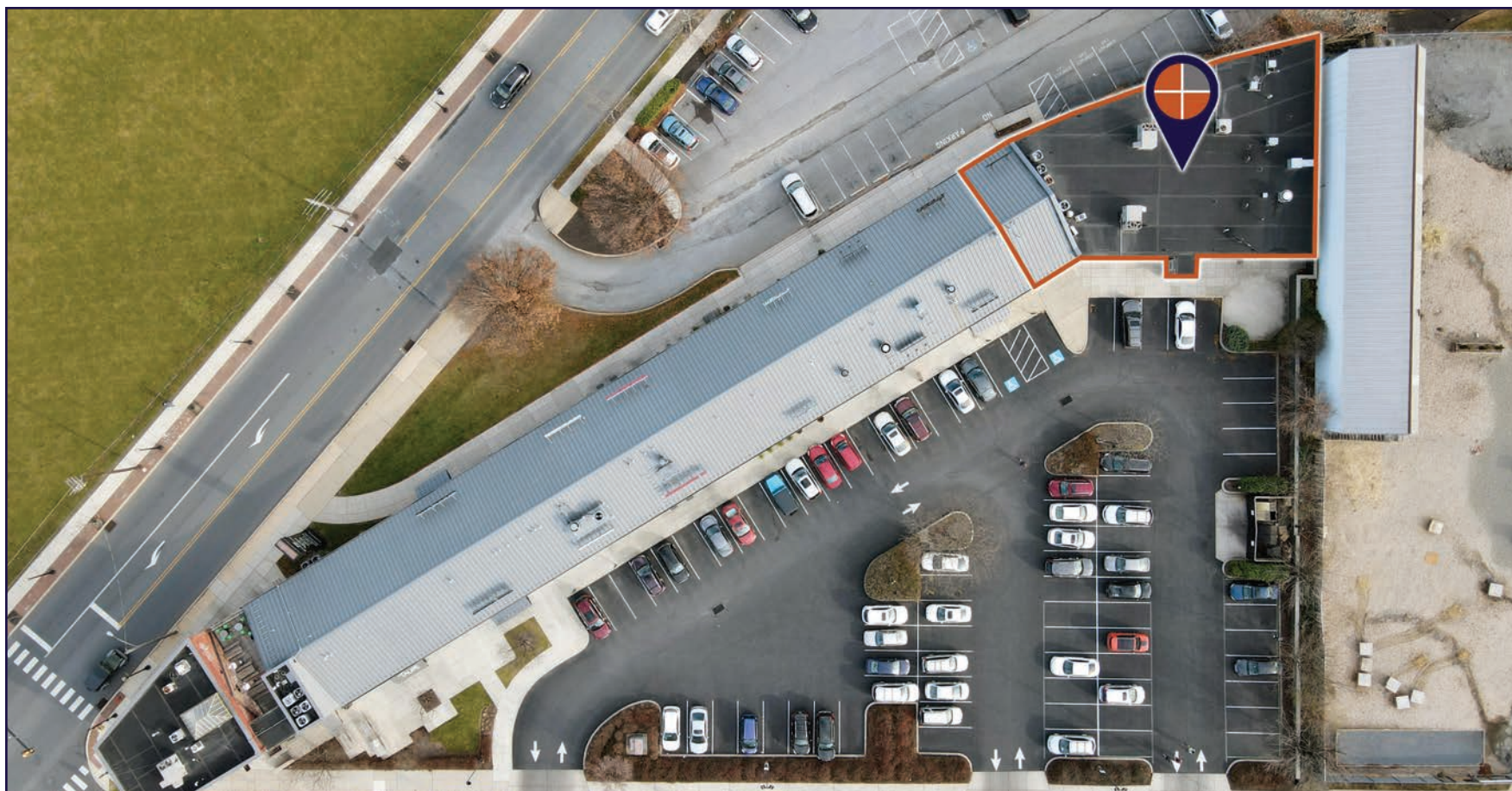


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EXTERIOR PHOTOS & AERIAL DRONE PHOTO

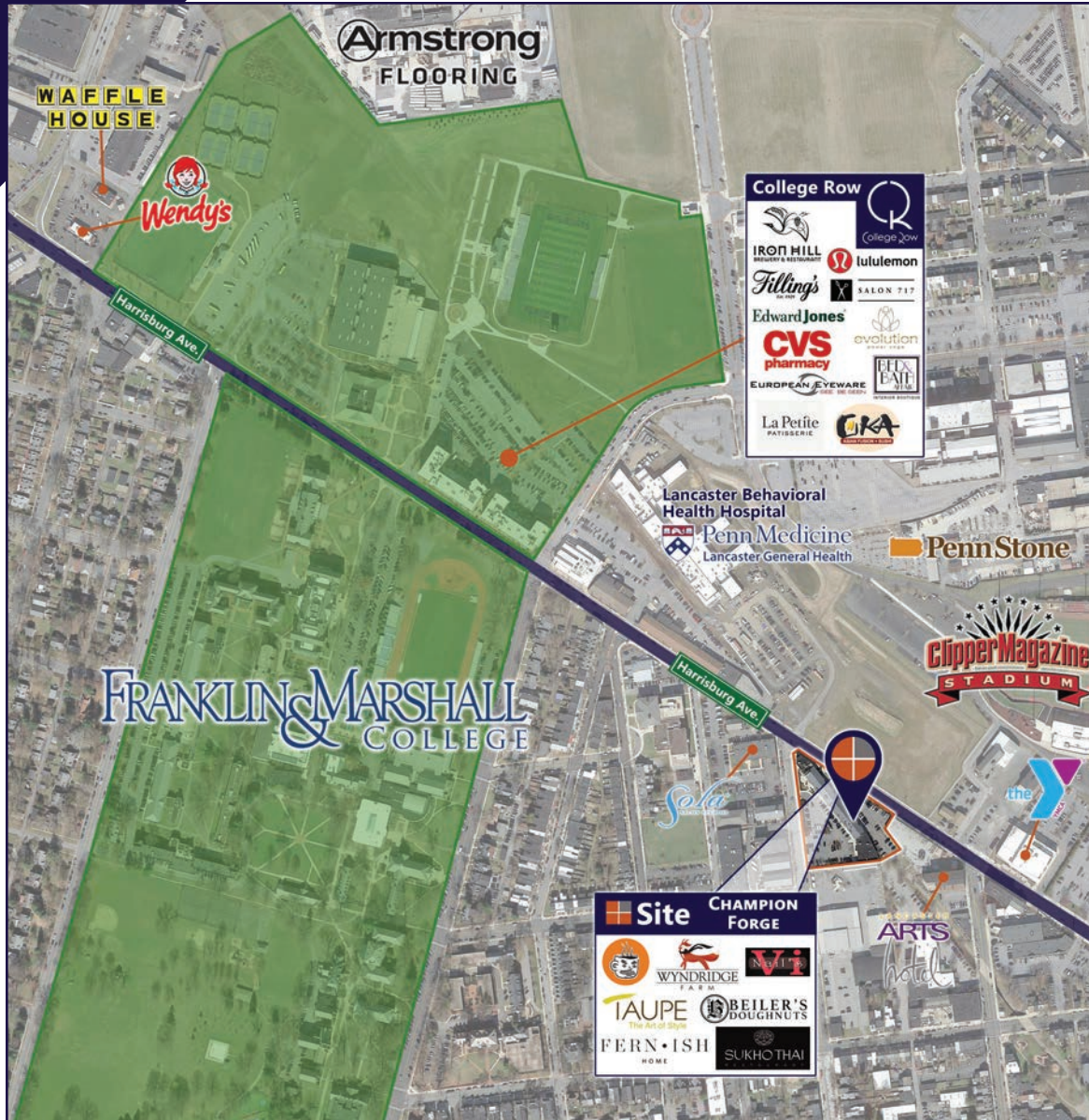


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AREA LOCATION MAP & AERIAL DRONE PHOTOS



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AERIAL DRONE PHOTO | F&M COLLEGE



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AERIAL DRONE PHOTO | DOWNTOWN LANCASTER



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ESTABLISHED REGIONAL COMPETITION MAP



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