# College Row Restaurant Space

**Lancaster City | Lancaster County** **501-781 Harrisburg Ave. Lancaster, PA 17603**

TRUE Commercial Real Estate LLC

## For Lease

**1,986± SF Restaurant Space located in the urban mixed-use development, College Row at Franklin & Marshall.**







**Ben Chiaro, CCIM**
**Cell: 717.683.3316**
**ben@truecommercial.com**



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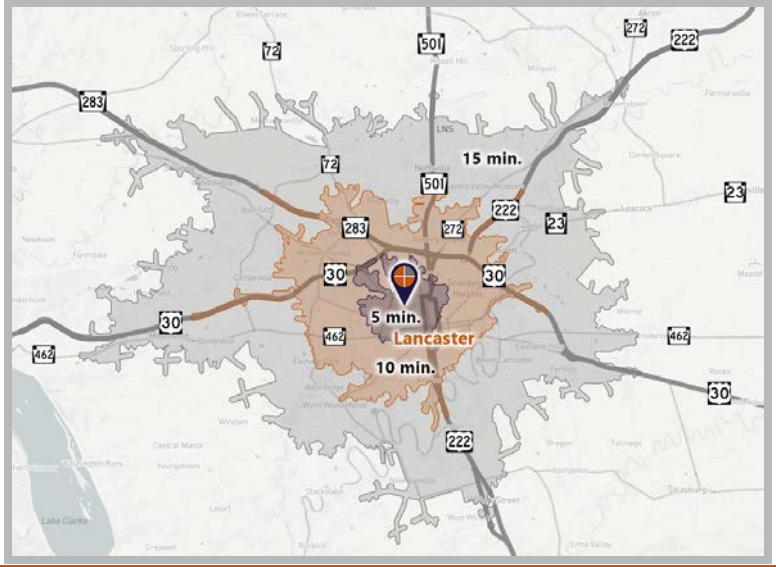
# College Row Restaurant Space

## DEMOGRAPHICS

| Variable | College Row \| Harrisburg Ave. \| Lancaster | | |
|---|---|---|---|
| **Travel Distance from Site** | **5 minutes** | **10 minutes** | **15 minutes** |
| Total Population | 20,461 | 97,827 | 203,956 |
| Population Density (Per Sq. Mile) | 6,166.9 | 4,385.8 | 2,370.0 |
| Total Daytime Population | 31,146 | 129,143 | 231,346 |
| Total Households | 8,577 | 38,222 | 78,838 |
| Per Capita Income | $41,691 | $38,448 | $43,686 |
| Average Household Income | $100,762 | $97,734 | $112,398 |
| Average Disposable Income | $75,502 | $75,055 | $84,540 |
| Aggregate Disposable Income | $647,582,760 | $2,868,748,955 | $6,664,939,325 |
| Total (SIC01-99) Businesses | 1,559 | 5,923 | 9,190 |
| Total (SIC01-99) Employees | 26,474 | 95,619 | 153,159 |
| Total (SIC01-99) Sales | $2,224,690,774 | $13,105,428,494 | $23,776,042,483 |
| Annual Budget Expenditures | $764,394,961 | $3,294,255,028 | $7,746,419,059 |
| Retail Goods | $245,106,377 | $1,066,369,248 | $2,524,233,554 |

## Travel Distance from Site




## PROPERTY & MARKET OVERVIEW

A fully equipped, 1,986± SF restaurant is available at College Row, an upscale mixed-use urban development. This development features approx. 50,000 SF of high-profile retail and office space on the ground level, along with student housing for around 400 residents on the upper floors.

Conveniently situated on the Franklin & Marshall campus, the site offers modern amenities, including two signalized access points and ample surface parking.

College Row is strategically located between the Crossings at Conestoga, Park City Mall, and vibrant Downtown Lancaster, surrounded by a strong mix of affluent residents and daytime employees, as well as a variety of retail, dining, and entertainment options.

Lease includes all furniture, fixtures, equipment (FF&E). Lease is subject to the landlord's credit and financial approval.

## PROPERTY DETAILS

- Total Building Size:.....50,000± SF
- Lease Rate:.....Negotiable
- Lease Term:.....Negotiable
- CAM:.....$5.00/SF
- Zoning:.....Mixed Use District
- Parking:.....On-site, Paved, Shared
- Heating:.....Gas FWA
- Cooling:.....Central Air




## AVAILABLE SPACE

- **Suite 9: .....1,986± SF**




## TRAFFIC COUNTS

- Harrisburg Ave.: .....11,453 VPD
- W. Liberty St./College Ave.: ..... 5,987 VPD



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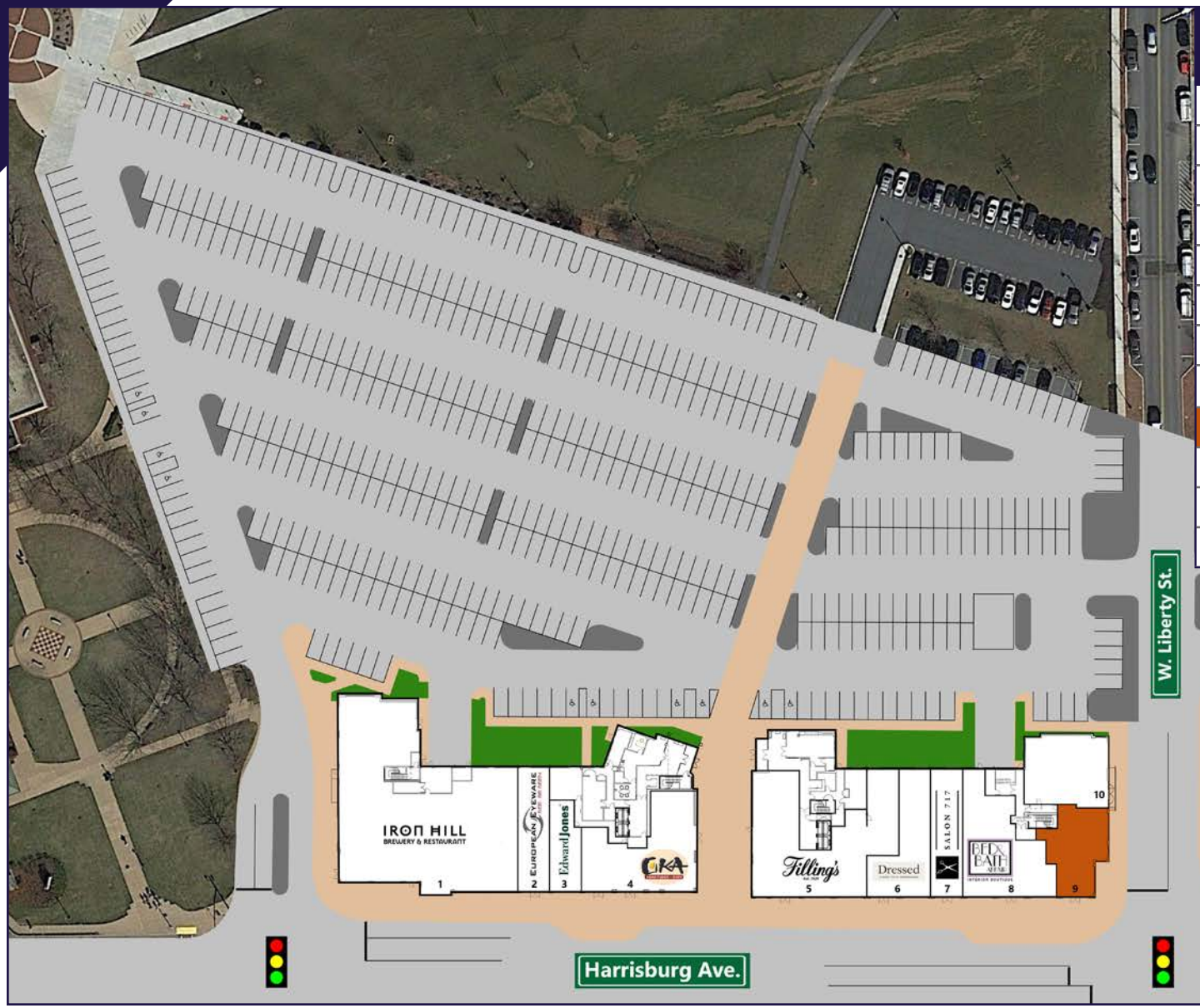
# Site Plan | College Row




## TENANTS

| Suite # | Tenant | Sq. Ft. |
|---|---|---|
| 1 | Iron Hill Brewery | 10,537 |
| 2 | European Eyewear | 1,565 |
| 3 | Edward Jones | 1,185 |
| 4 | Oka Asian Fusion | 3,252 |
| 5 | Filling's | 3,663 |
| 6 | Dressed by Filling's | 1,939 |
| 7 | Salon 717 | 1,608 |
| 8 | Bed & Bath Affair | 3,132 |
| **9** | **Available** | **1,986** |
| 10 | Sizzling Bites | 2,562 |
| 11 | CVS Pharmacy | 11,880 |
| 12 | Fox Den Indoor Golf | 3,988 |



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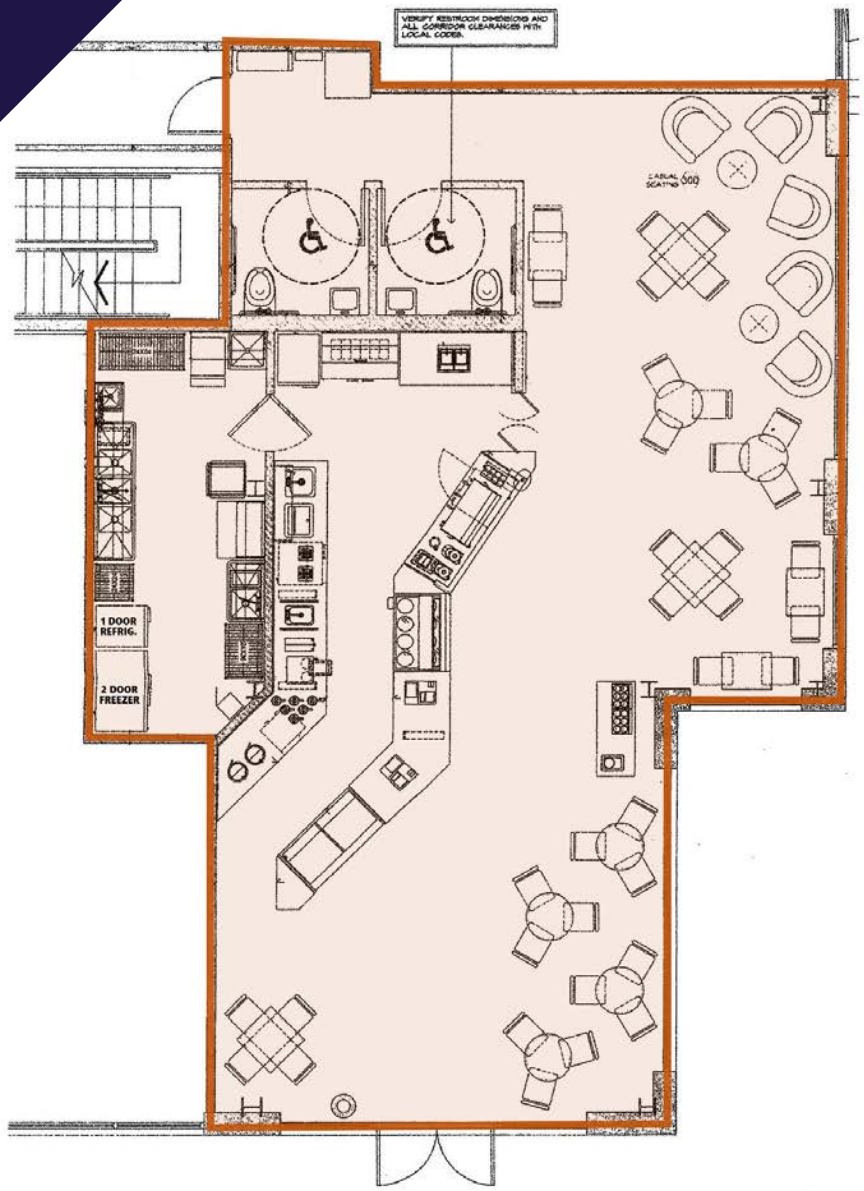
# Floor Plan & Interior Photos














*Measurements are approximate and not architectural. Tenants must verify all measurements/square footage.*



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# Established Regional Competition Map







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# Aerial Drone Photos & Site Photo












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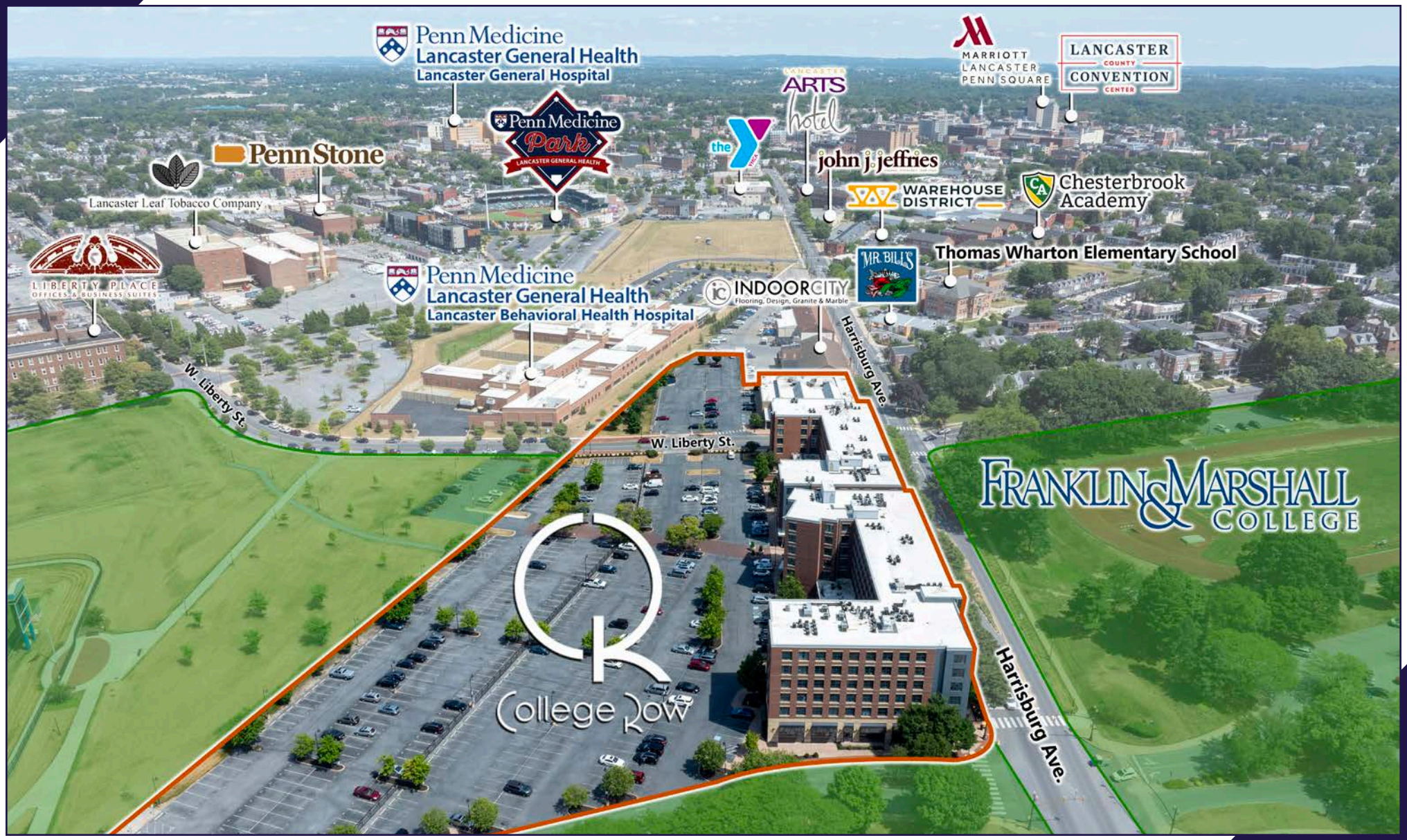
# Aerial Drone Photo



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