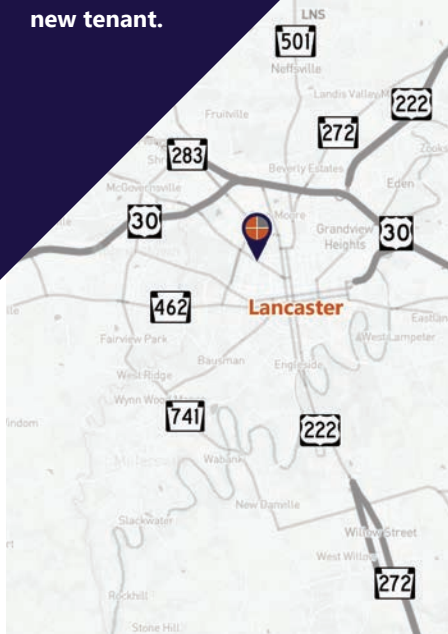


## FOR LEASE\*

Turn-key restaurant with FF&E located in the urban mixed-use development, College Row at Franklin & Marshall.

\*Subject to acceptable financials/credit from new tenant.



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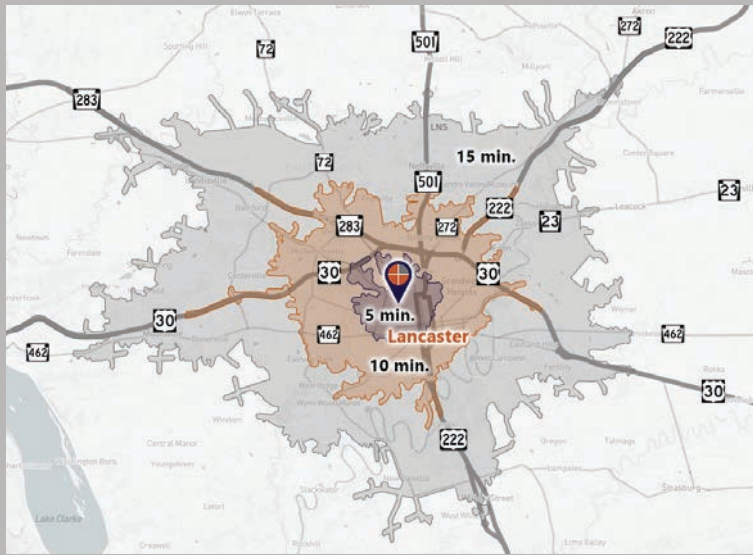
For More Information Call: 717.850.TRUE (8783) | 1018 N. Christian St. Lancaster, PA 17602 | [www.TRUECommercial.com](http://www.TRUECommercial.com)

# TURN-KEY RESTAURANT/PIZZA SHOP

## 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, turn-key restaurant/pizza shop is available at College Row, an upscale mixed-use urban development. This location 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 requires credit/financial approval by landlord.

## PROPERTY DETAILS

- Total Building Size:.....50,000± SF
- Lease Rate:..... \$30.00/SF/NNN
- Lease Term:.....Negotiable
- CAM:.....\$5.50/SF
- Zoning: ..... Mixed Use District
- Parking:..... On-site, Paved, Shared
- Heating:.....Gas FWA
- Cooling:.....Central Air



## AVAILABLE SPACE

- Suite 10:..... 2,562 SF

## TRAFFIC COUNTS

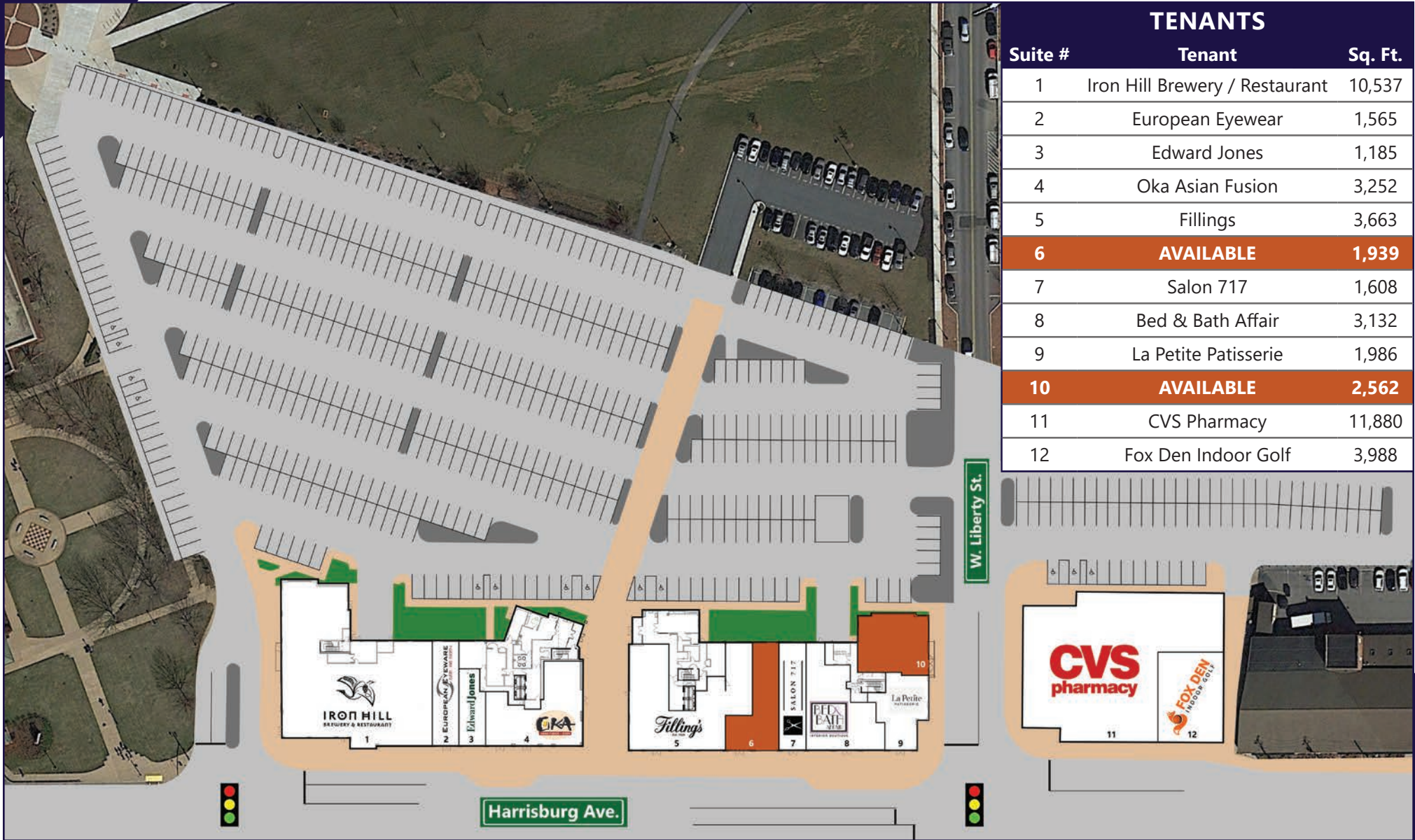
- Harrisburg Ave.: ..... 11,453 VPD
- W. Liberty St./College Ave.: ..... 5,987 VPD



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# SITE PLAN | COLLEGE ROW

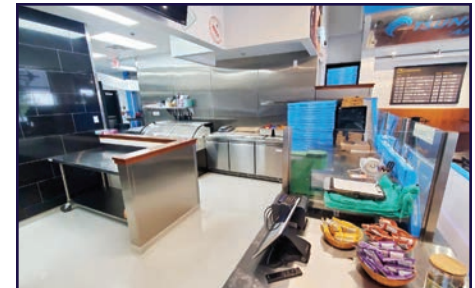
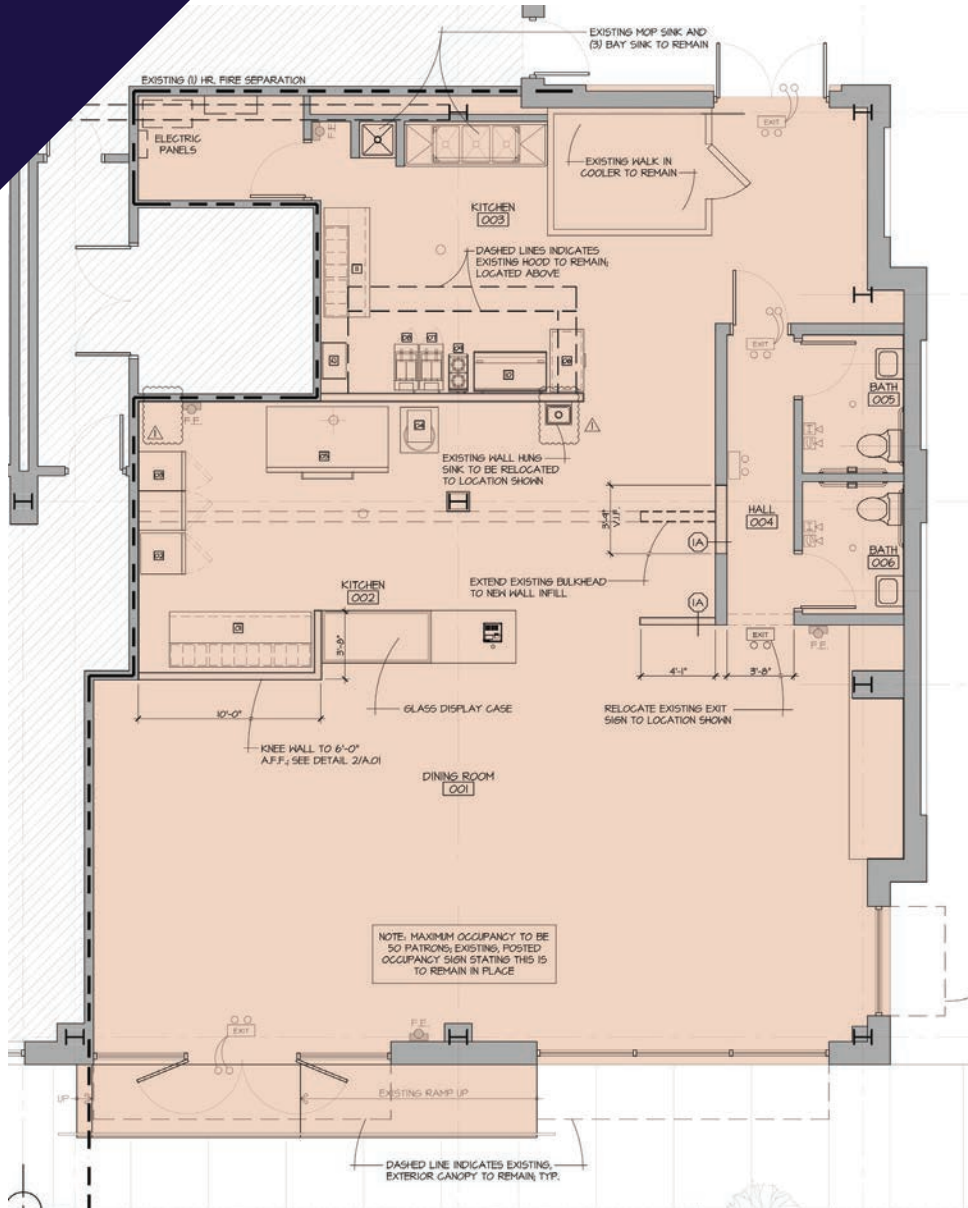


| TENANTS |                                |              |
|---------|--------------------------------|--------------|
| Suite # | Tenant                         | Sq. Ft.      |
| 1       | Iron Hill Brewery / Restaurant | 10,537       |
| 2       | European Eyewear               | 1,565        |
| 3       | Edward Jones                   | 1,185        |
| 4       | Oka Asian Fusion               | 3,252        |
| 5       | Fillings                       | 3,663        |
| 6       | <b>AVAILABLE</b>               | <b>1,939</b> |
| 7       | Salon 717                      | 1,608        |
| 8       | Bed & Bath Affair              | 3,132        |
| 9       | La Petite Patisserie           | 1,986        |
| 10      | <b>AVAILABLE</b>               | <b>2,562</b> |
| 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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# 10 MIN. DRIVE TIME | INFOGRAPHIC DATA

## DEMOGRAPHIC SUMMARY

701 Harrisburg Ave. Lancaster, PA

Drive time of 10 minutes

### KEY FACTS

104,409  
Population



40,845  
Households

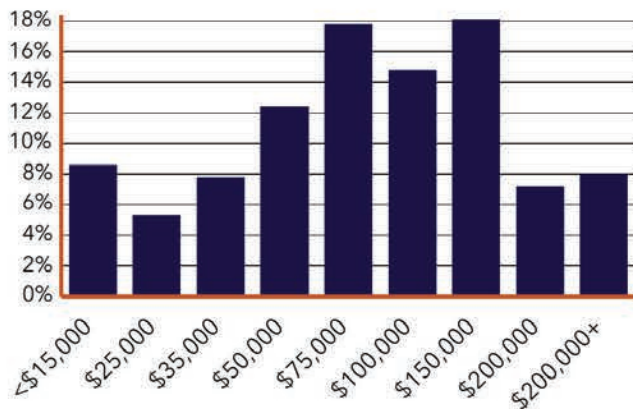
37.1

Median Age

\$57,078

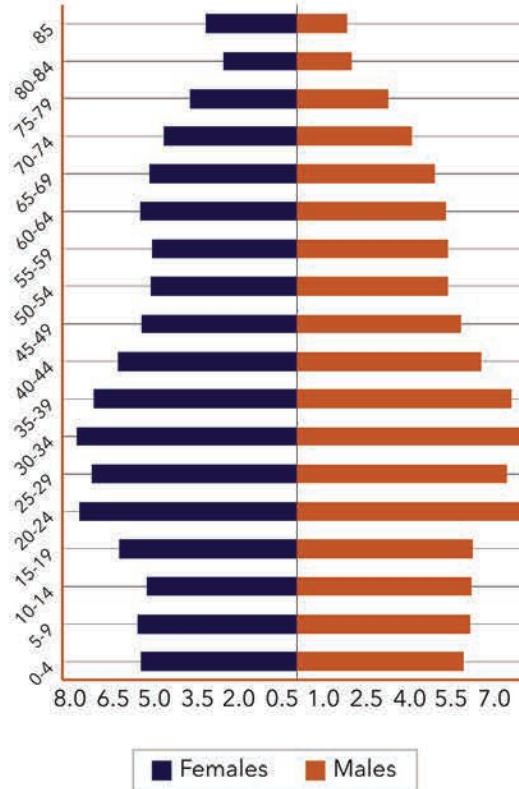
Median Disposable  
Income

### HOUSEHOLD INCOME



Source: This infographic contains data provided by Esri (2025, 2030), Esri-U.S. BLS (2025), Esri-MRI-Simmons (2025).

### AGE PROFILE



### INCOME



\$71,779  
Median Household  
Income



\$36,836  
Per Capita  
Income



\$117,422  
Median Net  
Worth

### AVERAGE ANNUAL SPEND PER HOUSEHOLD ON EATING OUT



\$1,730  
Fast Food  
Spending



\$3,307  
Restaurant / Fine  
Dining Spending



\$544  
Alcoholic  
Beverages

### ANNUAL HOUSEHOLD SPENDING



\$2,040  
Apparel &  
Services



\$6,160  
Groceries



\$191  
Computers &  
Hardware



\$6,158  
Health Care



\$3,290  
Entertainment /  
Recreation

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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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# AERIAL DRONE PHOTO



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