



RESTAURANT BUSINESS W/LIQUOR LIC.

York City | York County

57 W. Market St. York, PA 17401

BUSINESS FOR SALE

Sale is only for the business, "R" liquor license, and business assets (FF&E, trade name, recipes, goodwill, etc.). Requires an assignment of lease.



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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 BUSINESS WITH "R" LIQUOR LICENSE

PROPERTY & MARKET OVERVIEW



We are pleased to present the opportunity to acquire the highly-successful Holy Hound Taproom in downtown York, PA. Since opening in 2012, Holy Hound has been a staple in York for both craft beer enthusiasts and foodies alike, offering a rotating tap list featuring 30 beers, as well as a full liquor service.

The food menu is equally as impressive and eclectic, sourcing fresh, local, sustainable ingredients and preparing all of their soups, and sauces from scratch. The menu features a wide array of appetizers, burgers, sandwiches, salads, and showcases poke and ramen bowls that are always a customer favorite.

Holy Hound has been pushing nearly \$2MM in annual sales and continues on a positive trajectory. The sale includes the "R" liquor license, FF&E (furniture, fixtures, & equipment), trade name, intellectual property, recipes, website/phone number and goodwill and requires an assignment of the lease agreement. There is tremendous upside potential to add value by utilizing the "55 West" space, which is part of the leased premises but does not currently host any front of the house customers. The rear of the first floor houses the full kitchen, but the front



retail space includes a bar that is unused and the second-floor balcony partially overlooks the first floor and includes two restrooms as well.

The business anchors the first floor of the historic National House Hotel, located at the corner of West Market Street and North Beaver Street in downtown York's Market District. It is surrounded by other restaurants and bars, boutique retailers, Central Market, the Appell Center for Performing Arts, dense housing, and strong daytime office employment.



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LISTING AGENT INFO.



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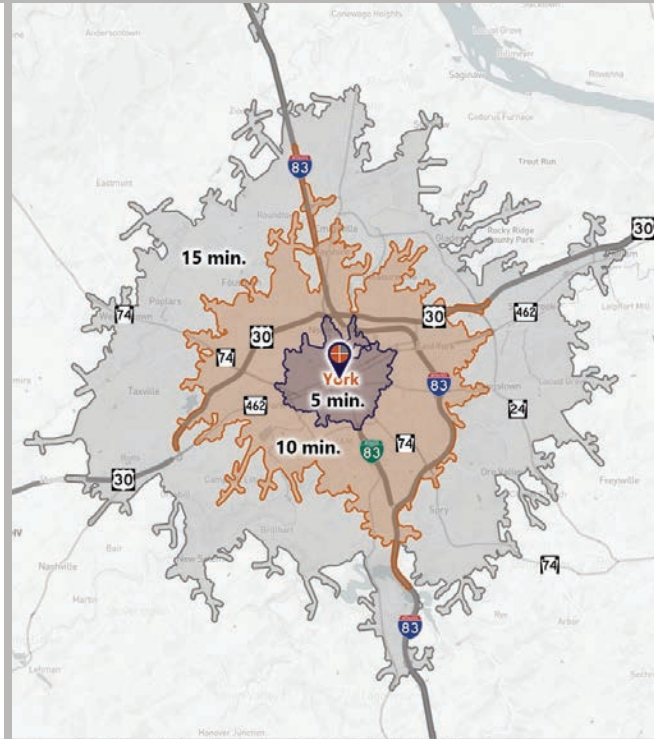
PROPERTY DETAILS

- Total Leased Premises:6,124 SF
- Sale Price:\$1,795,000
- Zoning: Central Business District with HARB Overlay
- Date Available:.....Settlement
- Parking:.....Parking Garage, Street
- Year Built:.....2011/2014
- Lease Rate:..... \$5,036.98/month Modified Gross + Utilities
- Lease Terms: Term through 2027 with add'l 5 year option to renew
- Roof Type:Shingle
- Construction:..... Masonry/Wood
- Heating:.....Gas FWA
- Cooling:.....Central Air (CAC)
- Electric:Met-Ed
- Water:..... Public
- Sewer: Public
- Sprinklers:..... Yes

DEMOGRAPHICS

TRAVEL DISTANCE FROM SITE

Variable	57 W. Market St. York, PA			
	Travel Distance from Site	5 minutes	10 minutes	15 minutes
Total Population		41,750	95,366	173,045
Population Density (Pop per Sq. Mile)		9,817.3	3,131.7	1,807.8
Total Daytime Population		43,563	120,978	199,231
Total Households		16,027	37,864	67,690
Per Capita Income		\$21,037	\$30,873	\$36,634
Average Household Income		\$55,045	\$77,248	\$93,169
Average Disposable Income		\$44,394	\$60,432	\$71,602
Total (SIC01-99) Businesses		1,557	4,401	6,640
Total (SIC01-99) Employees		21,201	68,116	105,171
Daytime Population: Workers		19,312	70,575	111,584
Meals at Restaurants/Other		\$31,209,386	\$99,926,218	\$211,622,870
Lunch at Full Service Restaurant		\$3,423,956	\$11,526,075	\$25,103,758
Dinner at Full Service Restaurant		\$9,114,461	\$30,093,051	\$64,872,334
Food Away from Home		\$32,179,327	\$103,279,065	\$219,139,047
Dinner Away from Home		\$15,923,248	\$51,271,700	\$108,930,719
Drank Beer at Restaurant/30 Days		2,527	7,091	14,227
Drank Liquor at Restaurant/30 Days		2,914	7,792	14,918
Beer/Ale at Full Service Restaurant		\$665,880	\$2,216,803	\$4,726,690
Alcohol at Full Service Restaurant		\$721,901	\$2,318,208	\$4,886,730



TRAFFIC COUNTS (VPD)

- W. Market St.:.....6,922
- S. George St/BUS I-83: 11,314
- N. Beaver St.:2,552

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DOWNTOWN YORK MAP

Visit Downtown York

DRINKING & DINING

1. Central Market
2. White Rose Bar & Grill
3. Roost Uncommon Kitchen
4. Marcello's Pizza
5. JB Lovedrafts
6. McDonald's
7. Harmony Cafe
8. Pizza Boli's York
9. Mesa Moreira
10. Mudhook Brewing Co.
11. Archetype Pizza
12. Collusion Tap Works
13. Prince St. Cafe
14. Gift Horse Brewing Co.
15. The Left Bank
16. Essan Thai Restaurant
17. Cupcakes & More
18. The Green Bean Roasting Co.
19. Skillet2Plate Soul Bistro
20. The Handsome Cab
21. World Grills
22. Sarah's Snacks
23. Holy Hound Taproom
24. Liquid Hero Brewery
25. First Capital Dispensing Co.
26. Tutoni's Restaurant
27. Granfalloon's Tavern
28. Chinatown Express
29. Subway
30. Rockfish Public House
31. LettUsKnow
32. Aviano's Corner Trattoria
33. Fig & Barrel
34. Hamir's Indian Fusion
35. Iron Horse York
36. Revival Social Club
37. Stage Deli

ATTRACTIONS

38. Marketview Arts
39. Valencia Ballroom
40. Timeline Arcade
41. York Revolution Stadium
42. The Bond
43. Small Star Art House
44. Appell Performing Arts Center

LODGING

45. Red Roof Inn
46. The Yorktowne Hotel - a Tapestry Collection by Hilton (Now Open)
47. Grace Manor Bed & Breakfast

SHOPPING

48. House of York
49. Boho Bella
50. The Witchwood Teahouse
51. Pineapple Home Gallery
52. C-town Supermarket
53. Sky Optics
54. New Hub Store
55. Rainbow Shops
56. Family Dollar
57. Lilybird & Company
58. Camera Center of York
59. Revolt Style Studio
60. Pippi's Pen Shoppe
61. Refillism
62. Sunrise Soap Co.
63. Artemis Vintage
64. Rite Aid
65. My Girlfriend's Wardrobe
66. Charles A. Schaefer Flowers
67. Bound Books

FITNESS

68. York YMCA
69. CrossFit York



LEGEND

- | | |
|---|------------------------------------|
| A Northwest Triangle Redevelopment | P1 King St. Garage |
| B York County Judicial Center | P2 Market St. Garage |
| C Continental Square | P3 Philadelphia St. Parking |
| | P4 Central Market Deck |



NORTHWEST TRIANGLE

This 4 acre mixed use redevelopment site will feature a mix of 70,000 SF of retail/restaurant space, 300 new market rate apartments, and over 50,000 SF of office/flex/conference space.



YORK JUDICIAL CENTER

One of the largest traffic generators in the city, with 680 employees and drawing 2,450 visitors per day from all over York County.



MARKET DISTRICT

Anchored by Central Market, and contains Restaurant Row, the Market District centers around the blocks of N. Beaver St., W. Philadelphia St., N. George St., S. Beaver St. & W. Market St. Shop, dine and be entertained throughout the downtown core.



CONTINENTAL SQUARE

The downtown crossroads at George & Market Streets has seen a host of new activity recently. Decorative lighting will highlight the buildings. Home to many new businesses, office tenants, and new market-rate apartments.



Home to artists' collectives, galleries, eclectic retail, a Mural Walk featuring over a dozen vibrant creations by local artists, and a secret courtyard cantina, Royal Square is an emerging arts and shopping destination in Downtown York.

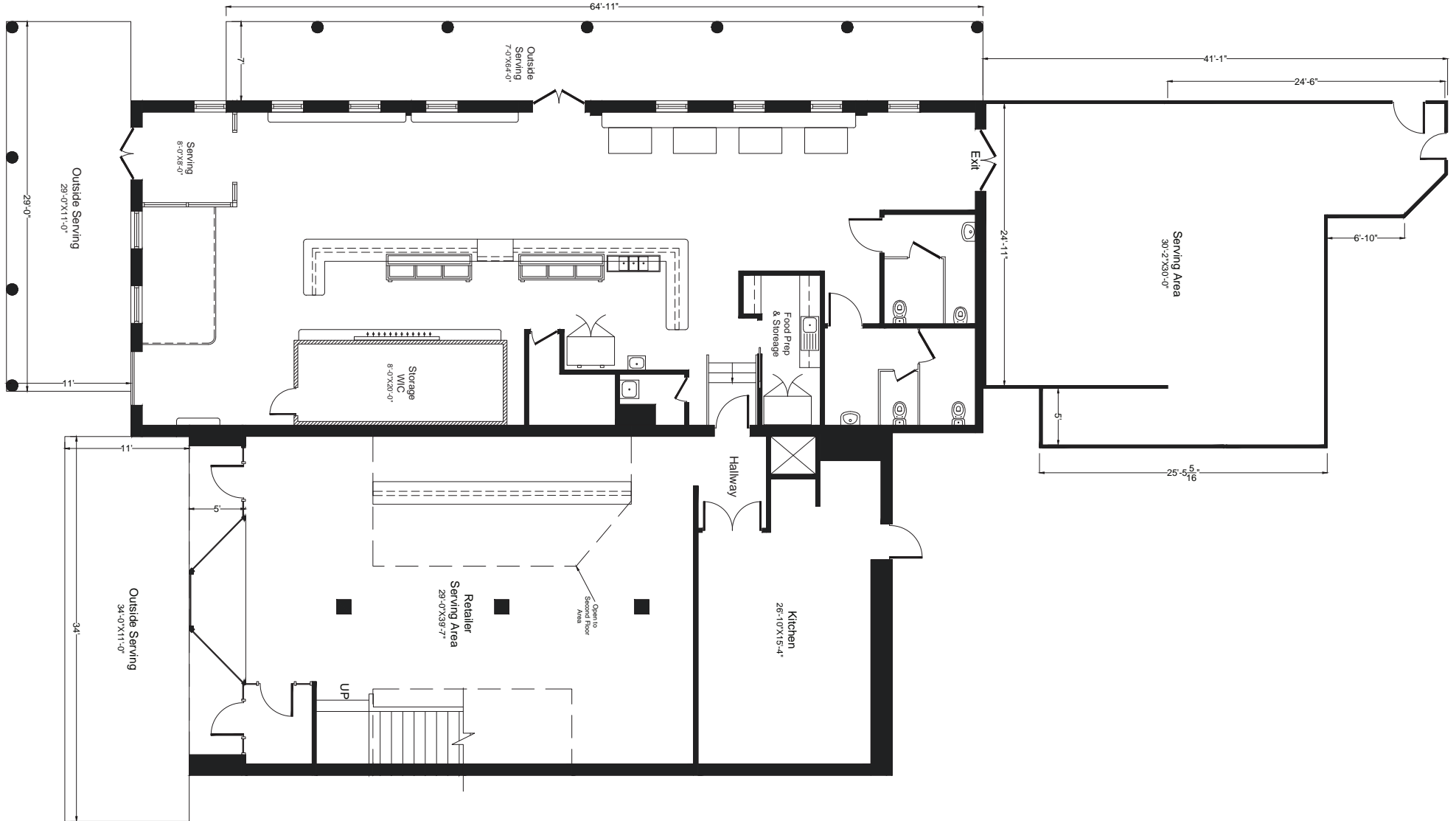


Located just across the Codorus Creek, WeCo is a diverse business district with restaurants, shopping, entertainment, community activities and local businesses.

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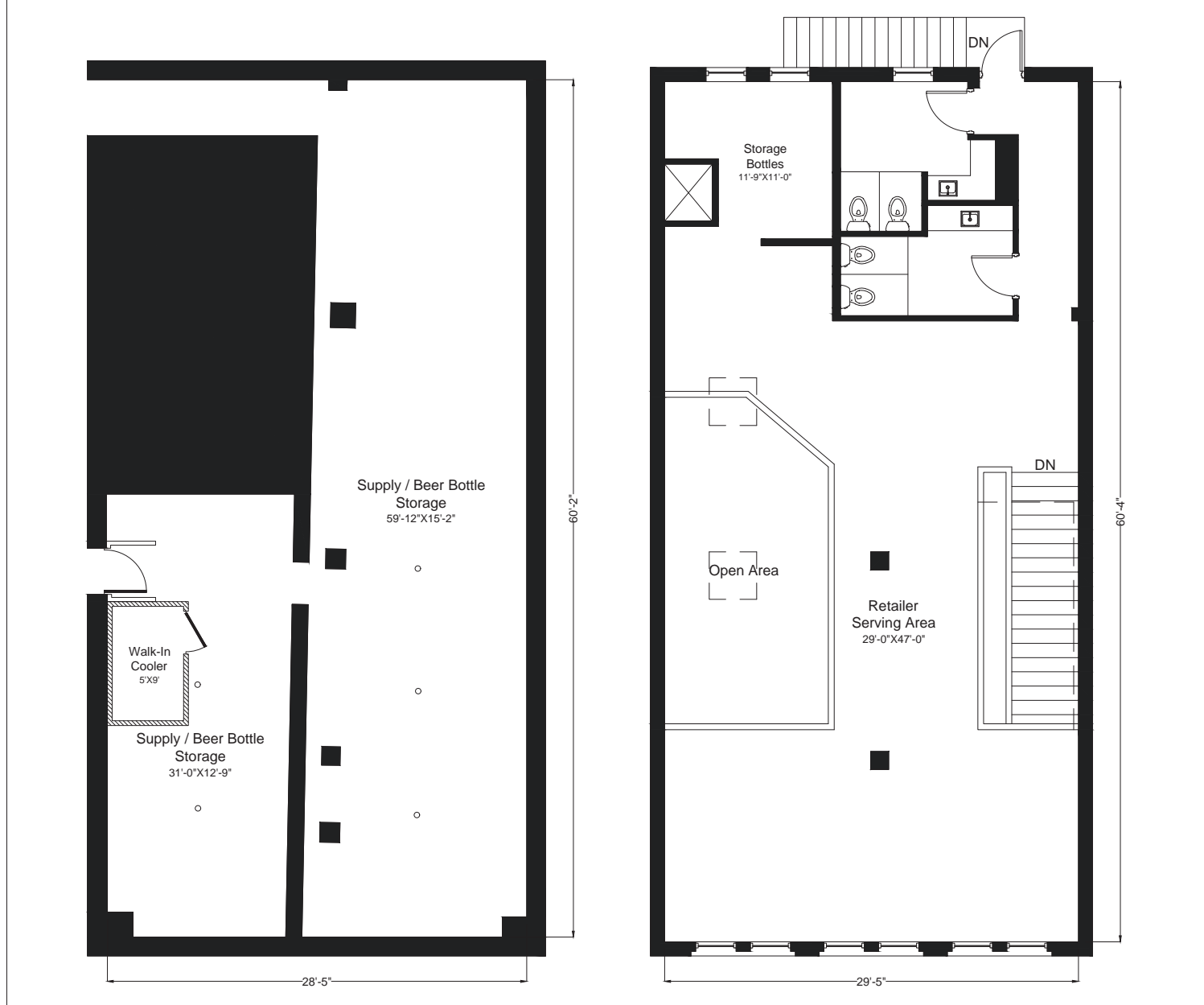
FLOOR PLAN | FIRST FLOOR



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FLOOR PLANS | BASEMENT & SECOND FLOOR



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INTERIOR PHOTOS

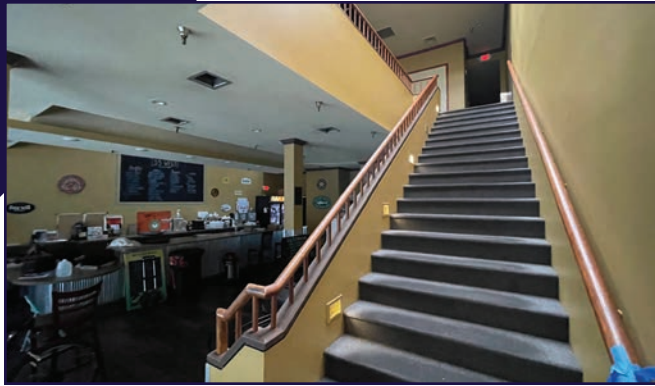


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AERIAL DRONE PHOTO & EXTERIOR PHOTOS



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AERIAL DRONE PHOTO



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