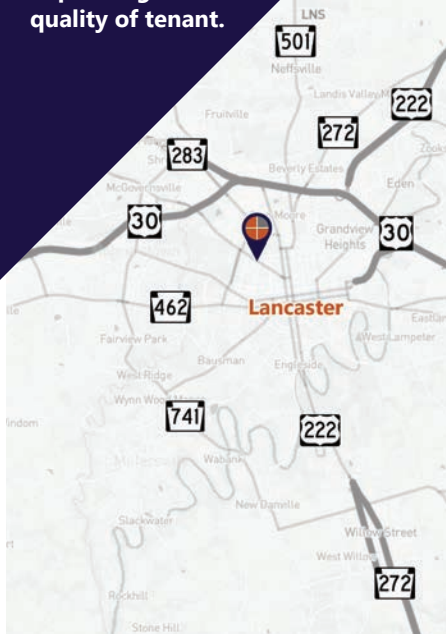


### FOR LEASE\*

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

\*Available for sublease depending on credit quality of tenant.



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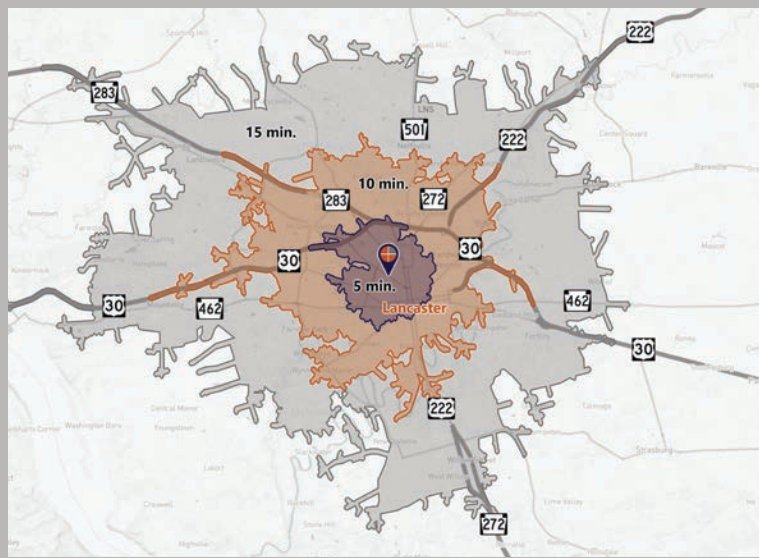


# TURN-KEY RESTAURANT/PIZZA SHOP

## DEMOGRAPHICS

Variable	College Row		
	701 Harrisburg Ave. Lancaster, PA 17602		
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

Fully-equipped turn-key restaurant/pizza shop available for sublease at College Row, an upscale, mixed-use urban development, consisting of approx. 50,000 SF of high profile, street level retail with student housing for 400 +/- residents above. Situated on Franklin & Marshall's campus, the site features modern amenities including 2 signalized points of access and ample surface parking while meshing with the urban streetscape in a very architecturally pleasing way. Located between the new Crossings at Conestoga, Park City Mall and vibrant Downtown Lancaster, the project is anchored on all sides by a strong mix of affluent residents, daytime employees, and retail, restaurants & entertainment.

Lease includes all furniture, fixtures, equipment (FF&E). Lease requires credit/financial approval by landlord. Available for sublease depending on credit quality of tenant.

## PROPERTY DETAILS

- Total Building Size:.....50,000 SF
- Available Space:.....2,562 SF
- Lease Rate:.....\$27.32/SF/NNN
- NNN Rate:.....\$4.61/SF
- Zoning:.....Mixed Use District
- Parking:.....On-site, Paved, Shared
- Heating:.....Gas FWA
- Cooling:.....Central Air

## TRAFFIC COUNTS

- Harrisburg Ave.: .....10,062 VPD
- W. Liberty St./College Ave.: .....5,076 VPD

## JOIN THESE STRONG CO-TENANTS



**IRON HILL**  
BREWERY & RESTAURANT



**Edward Jones**



**La Petite**  
PATISSERIE



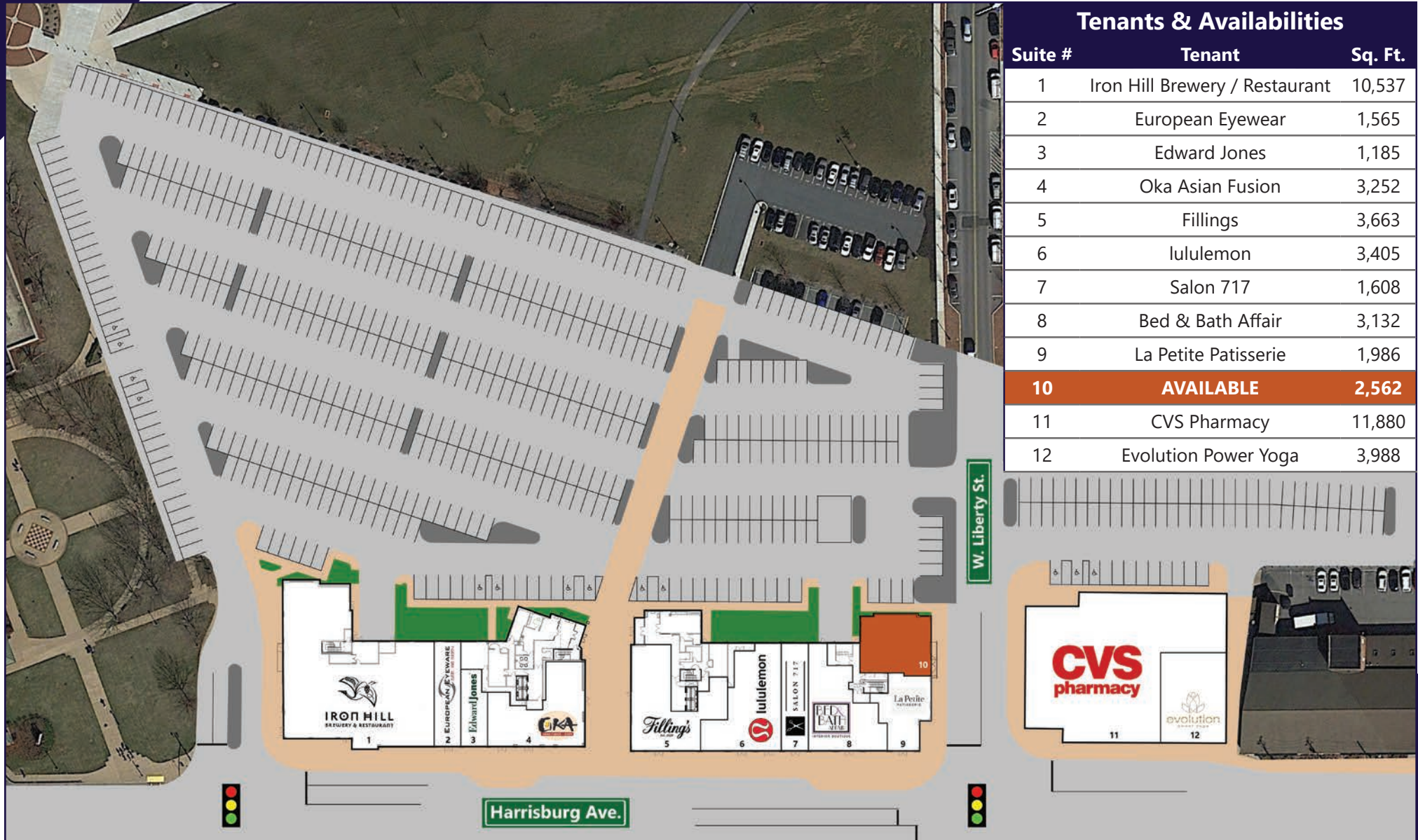
**SALON 717**



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# SITE PLAN - COLLEGE ROW RETAIL SHOPS



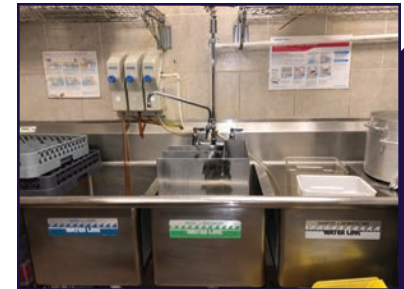
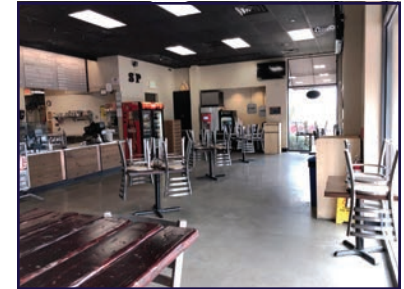
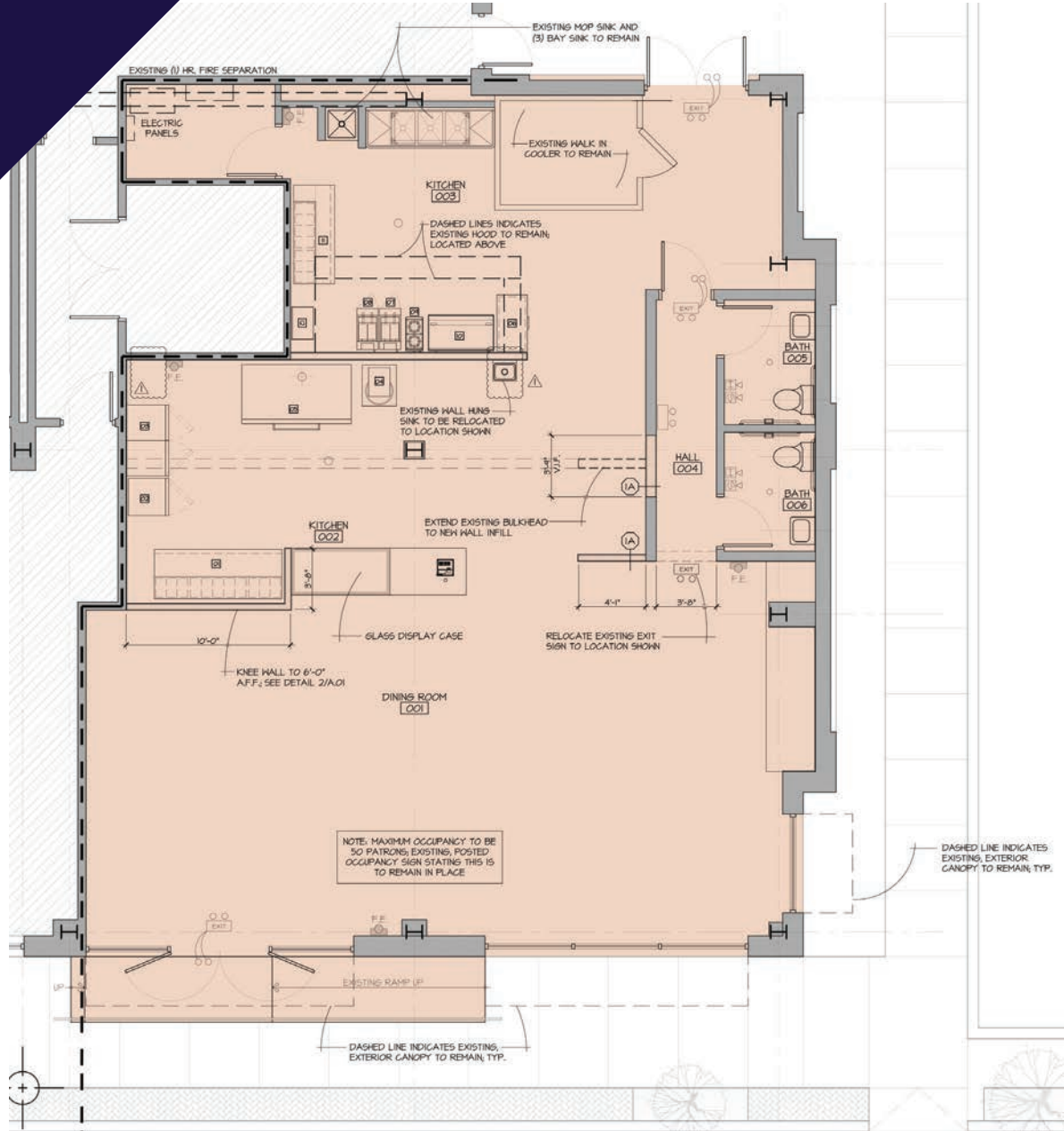
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# FLOOR PLAN & INTERIOR PHOTOS



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# ESTABLISHED REGIONAL COMPETITION MAP



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# AERIAL DRONE PHOTOS & SITE PHOTO



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