



RESTAURANT BUSINESS W/LIQUOR LIC.

Newberry Township | York County

3480 York Haven Rd, Manchester, PA 17345

FOR SALE

Sale includes the real estate,
"R" liquor license, and
business assets (FF&E,
trade name, recipes,
goodwill, etc.)



David Albright
Cell: 717.870.3097
david@truecommercial.com

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

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

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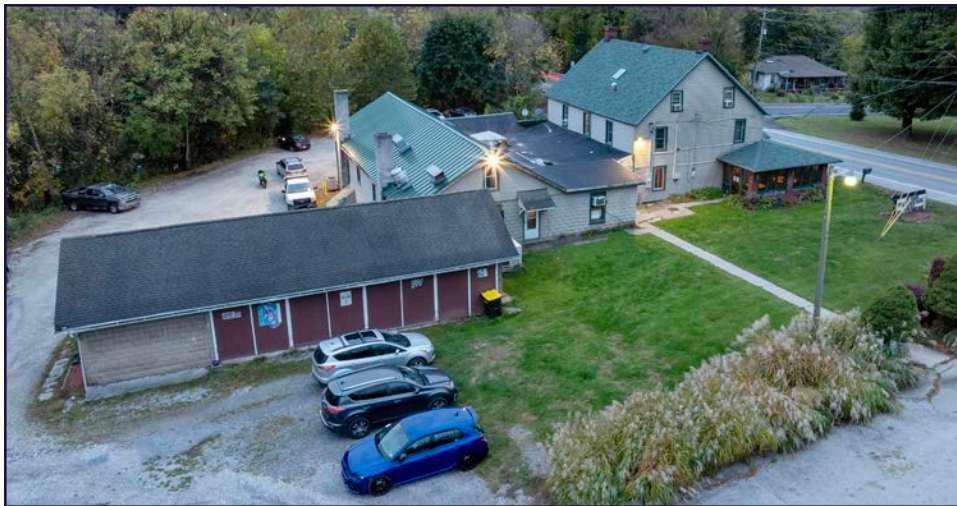
RESTAURANT BUSINESS w/"R" LIQUOR LICENSE

PROPERTY & MARKET OVERVIEW

The Conewago Inn

We are excited to present the opportunity to acquire the Conewago Inn, a well-established historic restaurant located in York County. This inn has been a beacon of hospitality for decades, originally serving as a stagecoach stop that welcomed notable figures such as Marquis de Lafayette and Charles Dickens. During the Civil War, it provided sanctuary for escaping slaves. Today, the Inn stands as a testament to its storied past, offering a warm welcome and a glimpse into history for all who visit.

The property comprises approximately 9,362 SF of interior space, featuring a charming, historic log cabin ambiance in the dining room. The all-season dining area boasts retractable windows, allowing for open-air dining, and the pub area exudes a friendly neighborhood feel with a large bar and pool table. The well-appointed kitchen is designed for efficiency and includes a long cooking line under the hood, a convection oven, grill, griddle, six-burner range, fryers, ample refrigeration, multiple walk-in refrigerators, a dish-room, and prep space in an adjacent room.



There are additional opportunities to increase revenue and add value, such as extending operating hours and adding outdoor seating. The second floor includes a spacious apartment, while the third floor features four rental rooms that share a bathroom (set up as a rooming house, primarily rented to restaurant staff).

The sale includes the real estate, "R" liquor license, and business assets (including furniture, fixtures, equipment, trade name, intellectual property, recipes, website, phone number, and goodwill).

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LISTING AGENT INFO.



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Email: david@truecommercial.com



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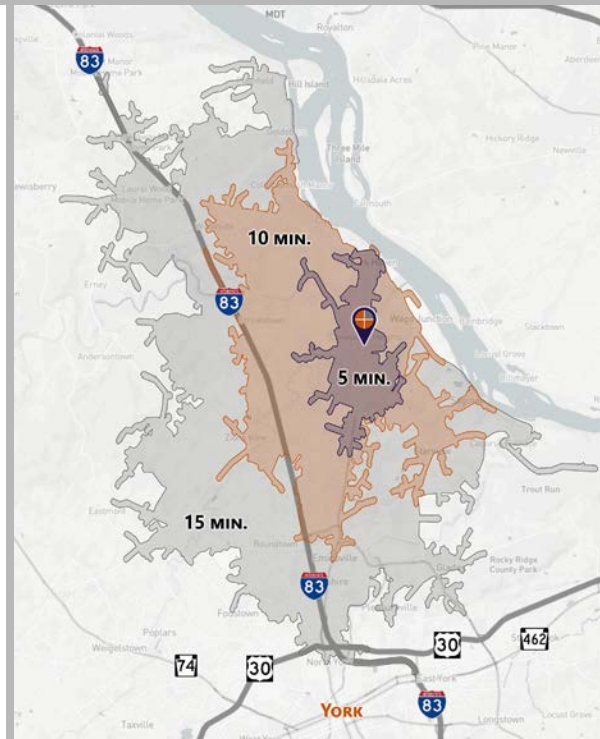
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DEMOGRAPHICS

Variable	3480 York Haven Rd. Manchester, PA		
Travel Distance from Site	5 minutes	10 minutes	15 minutes
Total Population	7,183	19,122	47,603
Population Density (Pop per Sq. Mile)	1,527.7	769.6	726.4
Total Daytime Population	4,890	17,907	45,124
Total Households	2,732	7,354	18,029
Per Capita Income	\$35,301	\$37,366	\$41,538
Average Household Income	\$91,691	\$98,099	\$108,428
Average Disposable Income	\$71,112	\$75,734	\$83,280
Total (SIC01-99) Businesses	116	425	1,216
Total (SIC01-99) Employees	1,516	7,858	19,818
Food/Non-Alcoholic Bev. at Restaurants	\$8,605,491	\$24,705,355	\$66,880,045
Lunch at Family Restaurant in Last 6 mo.	1,131	3,067	7,657
Dinner at Family Restaurant in Last 6 mo.	2,854	7,712	19,423
Went to Family Restaurant in Last 6 mo.	4,214	11,300	28,402
Went on Wknd. to Family Rest. in Last 6 mo.	2,470	6,677	16,805
Food Away from Home	\$8,743,843	\$25,113,901	\$67,968,003
Alcohol Beverages Away from Home	\$635,006	\$1,854,941	\$5,000,107
Liquor at Restaurant Last 30 Days	751	2,136	5,439
Beer at Restaurant Last 30 Days	713	1,959	4,898
Wine at Restaurant Last 30 Days	433	1,258	3,268

TRAVEL DISTANCE FROM SITE



PROPERTY DETAILS

- Total Building Size:.....9,362± SF
- Sale Price:\$1,250,000
- Zoning: Suburban Residential
- Date Available:.....Settlement
- Parking:.....On-Site,
Paved & Gravel Lots
- Land/Lot Size: 3.5608 acres
- Year Built:.....1962
- Annual Taxes:\$7,645
- Roof Type: Metal/Shingle/Rubber
- Roof Age:.....2025
- Construction:.....Masonry/Wood
- Ceiling Height:.....Varies
- Drive-In Doors:.....Multiple Garage
Bays for Storage
- Heating:.....FWA/Gas Baseboard
- Cooling:....Central Air/Window Units
- Electric: Met-Ed
- Water:.....Public
- Sewer: Public

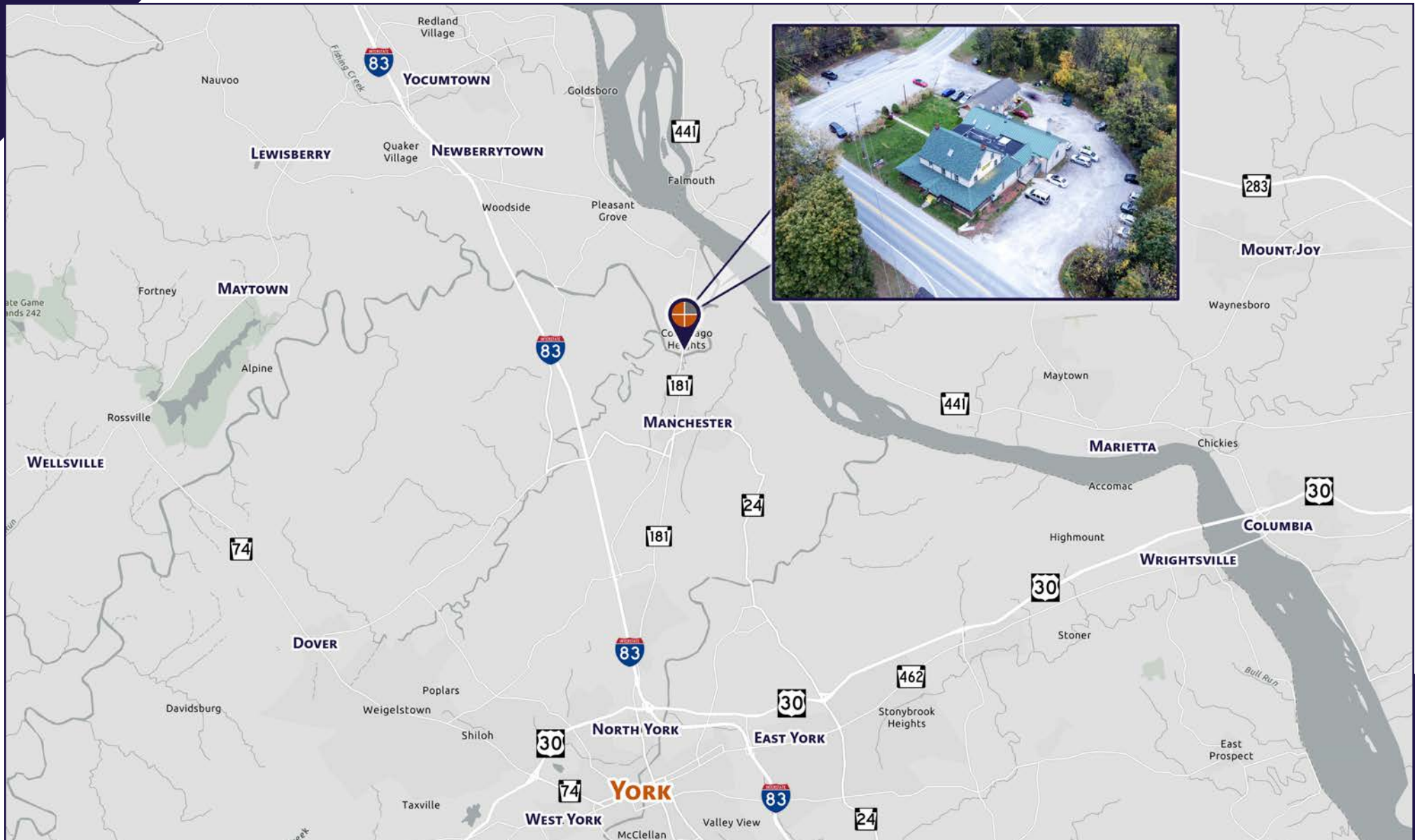
TRAFFIC COUNTS (VPD)

- York Haven Rd./Route 181:.....1,825
- Conewago Ave.: 539

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ESTABLISHED REGIONAL AREA MAP

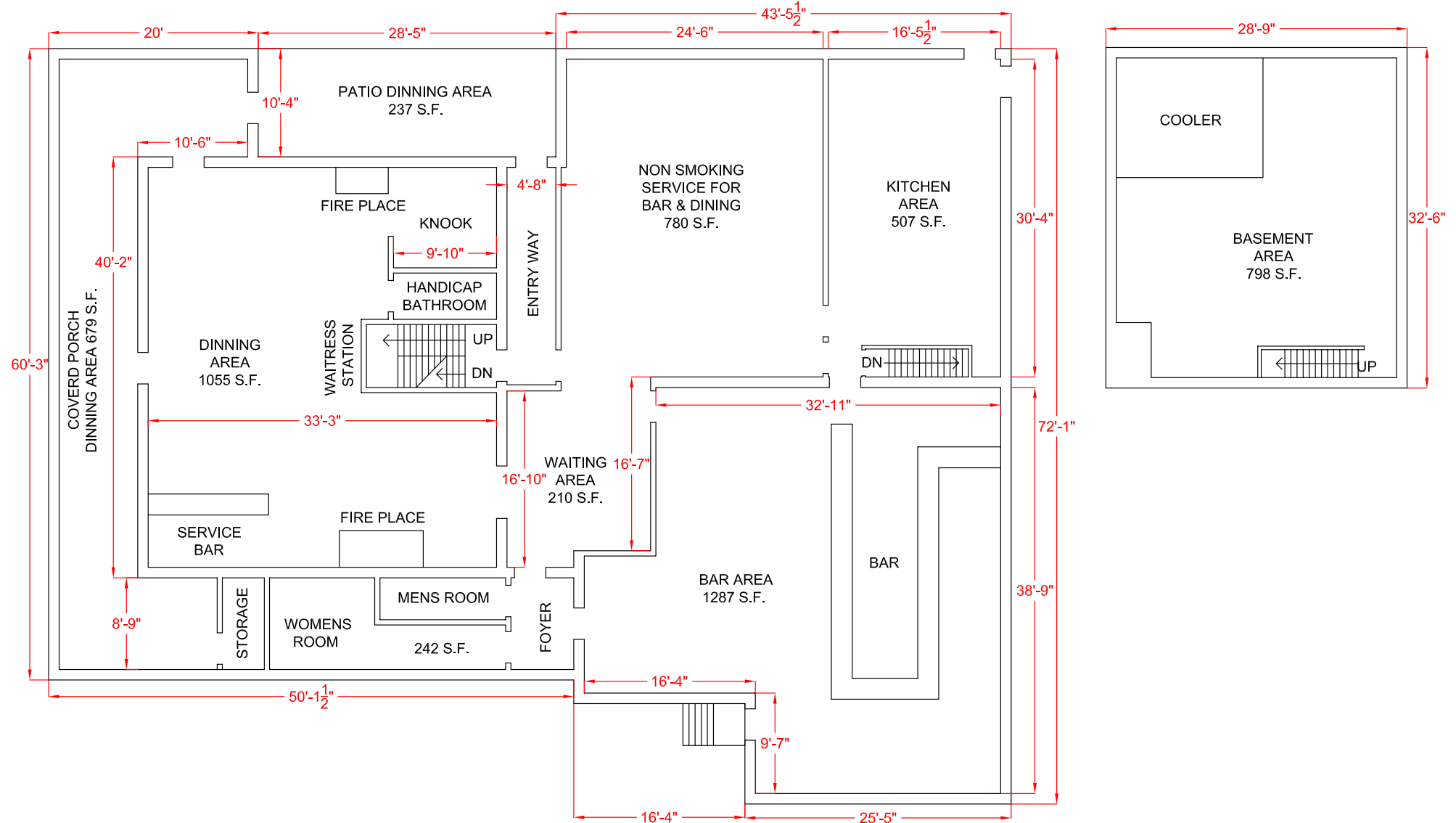


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FLOOR PLAN | CONEWAGO INN



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INTERIOR PHOTOS | RESTAURANT

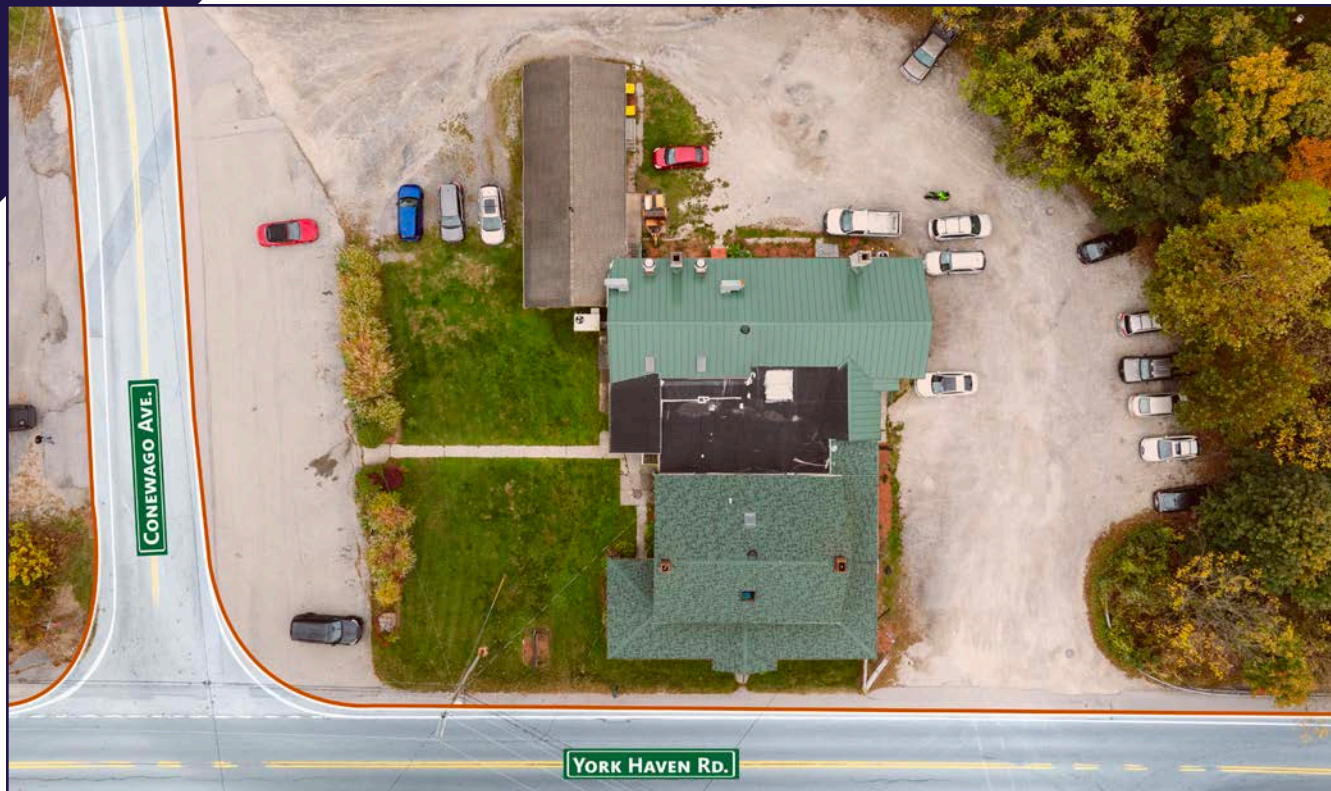


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AERIAL DRONE PHOTO & EXTERIOR PHOTOS



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