

BABBO'S ITALIAN GRILL

2000 West Main Street | Mt. Joy, PA | 17552



- 2.3 ACRES
- 9,000 SF OF RETAIL SPACE
- 120 TOTAL PARKING SPACES

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
Population	23,916	53,359	70,279
Average HHI	\$73,338	\$76,015	\$77,080
Number of Households	8,924	20,795	27,299
TRAFFIC COUNTS			
W Main St. : 16,000 CPD			

NEARBY RETAILERS



PROJECT

Babbo's Italian Grill 9000 +/- SF restaurant with 2.3 acres is conveniently positioned on Route 230 (Main Street) and just off exit of Route 283 in Mount Joy. The property has several parking spaces with 3 garage/storage buildings onsite, drive-thru, and a well-designed restaurant with very attractive fixtures. The site is located within 5 miles of the largest indoor sports complex in the country, Spooky Nook Sports, which hosts year-round sporting events to an audience of over 950,000 people per year. Also, within close proximity to this site are other area draws including the Tanger Outlets, Dutch Wonderland, Rockvale Outlets, and The American Music Theatre, which attract over 2,100,000 tourists per year.

LOCATION

The strategically positioned restaurant benefits from having great access along Main Street. The location also benefits from having quick access to and from Route 283 (54,000 VPD) and Route 230 (15,000 VPD). Located in Mount Joy Township, the restaurant is located within a fast-growing market of residential, retail and warehouse distribution, making it the ideal location for any use.

TRADE AREA

Approximately 11,000,000 tourists come to the Lancaster area each year, generating a direct economic impact of \$1.92 billion. Adding to the stability of the project, Babbo's shows a 20-minute drive time demographic of over 369,737 people with household income more than \$76,043 and daytime employment demographics equally as strong with 212,132. The demographics within a 10-mile radius include 298,970 people in 116,940 homes, a labor force of 170,650 with an average household income of \$75,084. The area's growth has increased over 17.6% since 2000 with over 17,283 new homes.



York Office: 3528 Concord Rd. York, PA 17402
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341
Lancaster Office: 2173 Embassy Drive, Lancaster, PA 17603

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Bennett WILLIAMS
RETAIL