

38 N. Main Street

Wrightsville, PA | 17368

Available For Sale or Lease



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	7,268	33,334	82,287
TOTAL EMPLOYEES	1,084	7,103	20,367
AVERAGE HHI	\$90,844	\$80,609	\$86,749
TOTAL HOUSEHOLDS	2,790	13,294	32,420
TRAFFIC COUNTS: N Main Street - ±3,000 VPD			

38 N Main Street is a Pizza and Italian restaurant that is for sale or lease in Wrightsville, PA. The real estate and business are for sale or lease. The property is 0.2 acres, and the building is 2,882 square-feet. In addition, the property has a private parking lot, easy access from N Main Street, and building signage. This is a great opportunity for someone who has always wanted to own their own restaurant, or for someone who is looking to add to their business portfolio.

ABE KHAN | ASHLEE LEHMAN | BRAD ROHRBAUGH | CHAD STINE
717.843.5555
www.bennettwilliams.com

York Office: 3528 Concord Rd. York, PA 17402
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341
Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601
New Jersey Office: 309 Fellowship Rd, Suite 200, Mt. Laurel, NJ 08054

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NETWORK

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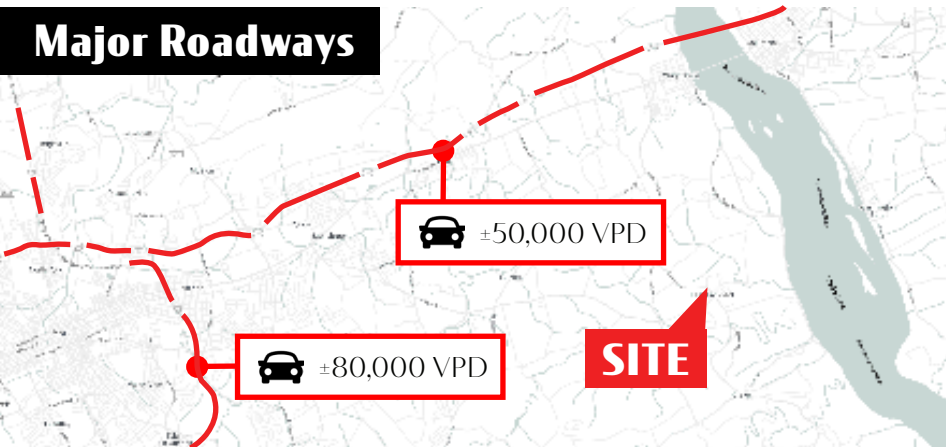
Location

This property is ideally immersed in the middle of Wrightsville and East Prospect's residential population, allowing the business to service both markets. It is also just minutes from Eastern York Middle School (608 students) and Eastern York High School (713 students). Other businesses in the area include Winter's Automotive, KRB Machinery, Miller's Sharpening Services, and Locust Run Kennels, just to name a few.

Trade Area

Demographics are strong with 107,874 people within a 20-minute drive time. There are 42,458 households with an average income of \$85,219.00, which is about \$20,000 higher than the National Average. Demographics for a 10-mile radius are even stronger, showing 211,332 people. There are 82,934 households with an average income of \$87,382. Adding to the stability is also the 6,318 businesses and 76,135 employees.

Major Roadways



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MARKET AERIAL



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