

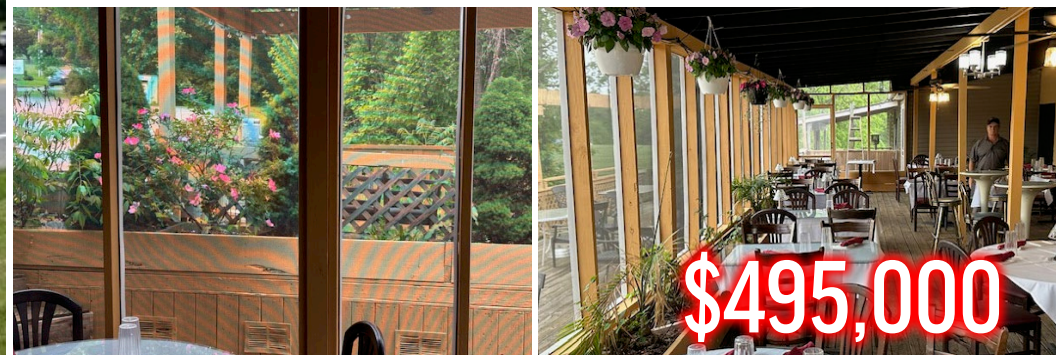
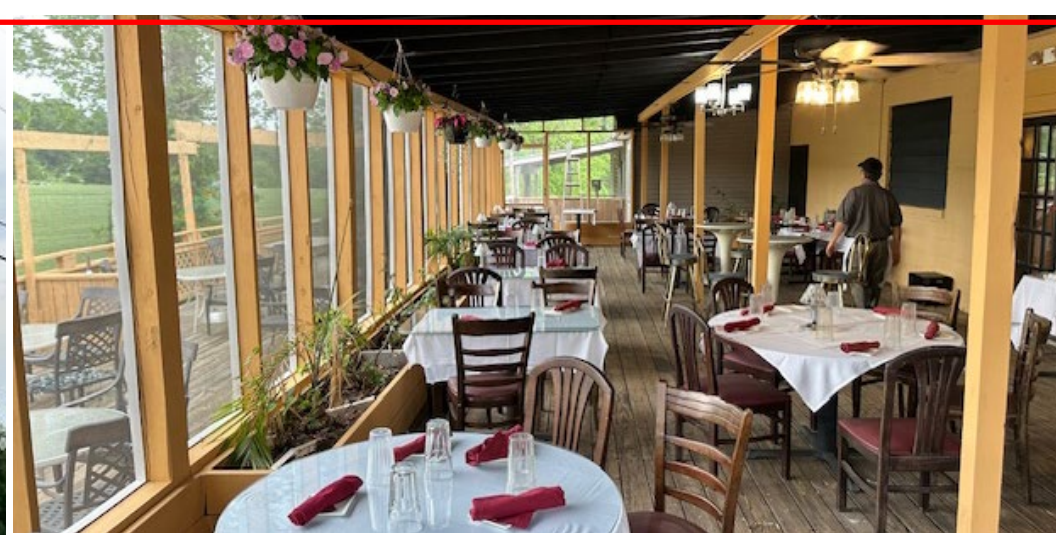
BUON APPETTITO

PROPERTY AND ALL FF&E FOR SALE/LEASE

6147 York Road | Spring Grove, PA 17362



PROPERTY OVERVIEW



Buon Appetito is a restaurant located in Spring Grove, PA. The property holds a PA Brewer's License, allowing on-site beer brewing, along with permits for the sale of Pennsylvania wine and spirits.

The restaurant offers seating for 200+ guests, featuring a spacious indoor dining area, full bar, banquet room, and a screened-in deck with seating for 100.

The sale includes property, all furniture, fixtures, and equipment, as well as owner's living quarters on the second floor.

The property consists of an 8,814 SF building on 1.10 acres, plus an adjoining 0.44-acre lot that provides additional parking.

With so much potential and no competition in the area, this location is ideal for a steakhouse, seafood restaurant, or other unique dining concept.



FRANCESCO CONIGLIARO | BRAD ROHRBAUGH | CHAD STINE

For Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

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SITE



POPULATION

3 MILE- 7,457
5 MILE- 30,975
7 MILE- 138,737



EMPLOYEES

3 MILE- 1,193
5 MILE- 13,147
7 MILE- 49,487



AVERAGE HHI

3 MILE- \$87,765
5 MILE- \$89,805
7 MILE- \$84,743



HOUSEHOLDS

3 MILE- 2,790
5 MILE- 12,109
7 MILE- 54,444



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MARKET AERIAL



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Bennett Williams

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West Chester, PA 19380

LANCASTER OFFICE:

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Lancaster, PA 17601

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
State College, PA 16803

NEW JERSEY OFFICE:

236 E. Route 38, Suite 130
Moorestown, NJ 08057

LISTING AGENTS:



FRANCESCO CONIGLIARO

fconigliaro@bennettwilliams.com



BRAD ROHRBAUGH

brohrbaugh@bennettwilliams.com



CHAD STINE

cstine@bennettwilliams.com

CONTACT US

717.843.5555 | www.bennettwilliams.com

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About Bennett Williams

Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

