

589 Salem Road

Etters, PA | 17319

For Sale



Property Overview

Available
±8.71 AC

589 Salem Road, also known as Hillside Cafe, is a well-established restaurant for sale in York County that has been in business since 1952, making it a staple business in the community. This would include a turnkey restaurant, liquor license, and multiple other income producing buildings on the premises. It is also a great location for a redevelopment opportunity along I-83 for hotel, c-store, industrial building, and so on.

Surrounding Retailers



Ashlee Lehman | Blake Shaffer | Cale Bruso
Brad Rohrbaugh | Chad Stine
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ACTIVE MEMBER OF:
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Location

589 Salem Road is ideally situated on I-83, with easy access to I-76. Major employers in the area include Amazon, FedEx, and Sears Manufacturing, just to name a few. The site is located within the industrial sector of the market. Due to its location and proximity to major corridors, this would be a great opportunity for an industrial redevelopment.



Trade Area

Located in a fast-growing area, 589 Salem Road is surrounded by +/- 140,000 households within a 10-mile radius. The site sits among a strong Residential population. The daytime employment is also very strong with approximately 13,000 Businesses and 210,000 employees within a 10-mile radius. It's a great location for another restaurant, industrial, hotel, office, or retail.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	15,350	58,337	148,664
TOTAL EMPLOYEES	6,214	22,706	96,321
AVERAGE HHI	\$100,977	\$88,477	\$80,109
TOTAL HOUSEHOLDS	6,058	23,399	59,027

TRAFFIC COUNTS: I-83 ± 82,000 VPD

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MARKET AERIAL



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About Bennett Williams

Bennett WILLIAMS
COMMERCIAL REAL ESTATE

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.

At Bennett Williams, your investments are always in good hands. Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the investment sales segment of the industry.



Bennett Williams is a member of the Capital Markets Real Estate Network, a nationwide network of professionals dedicated to, and specializing in the capital markets segment of commercial real estate. CMRE is comprised of the most highly-qualified, best-experienced independent Capital Market real estate professionals.

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