

For Sale

392 E Front Street

Marietta, PA 17547

±2,500 SF

Available

±2,500 SF Turnkey Restaurant + Liquor License

Property Overview

392 E Front Street is a +/- 2,500 square foot restaurant and bar located in the Borough of Marietta, along the East bank of the Susquehanna River. The sale of the property includes a turnkey establishment, liquor license, and a rental unit that is currently on a month-to-month lease with an income of \$1,000 a month. The restaurant was last purchased in 2015 and has gone through a complete renovation.



Ashlee Lehman | Blake Shaffer | Brad Rohrbaugh | Chad Stine
For Sale Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

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Location

392 E Front Street is ideally located on the main business corridor of Marietta, which is located in Lancaster County and is a short drive to Route 30. Other businesses along this corridor include River Trail Brewing, McCleary's Pub, and The Railroad House Inn, just to name a few. This market will also service surrounding markets like Columbia, Mount Joy, York, and Lancaster.



Trade Area

Adding to the stability of the market is the demographics within a 10-mile radius. You will find just under 207,000 people within over 80,000 households, with an average annual income of \$89,612. The daytime demographics are also attributed to the +/- 6,200 businesses and +/- 78,000 employees within the same 10-mile radius.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	3,415	20,041	51,465
TOTAL EMPLOYEES	1,779	5,537	12,691
AVERAGE HHI	\$61,030	\$79,215	\$82,754
TOTAL HOUSEHOLDS	1,431	7,942	20,610
TRAFFIC COUNTS			
River Road - ±16,000 VPD Rt 30 - ±55,000 VPD			



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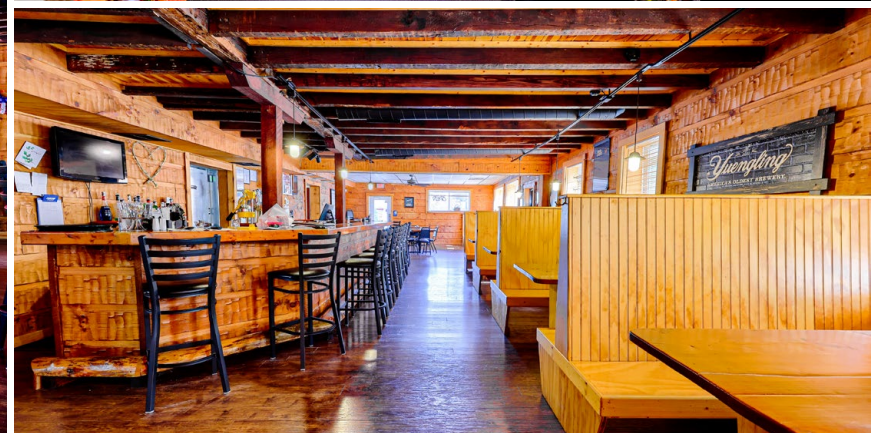
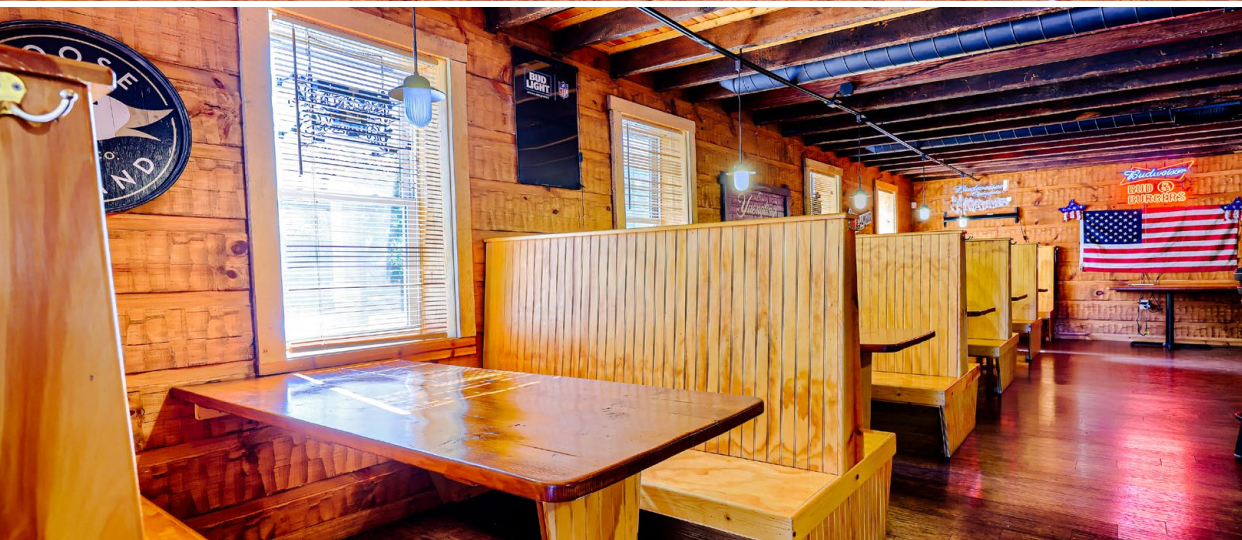
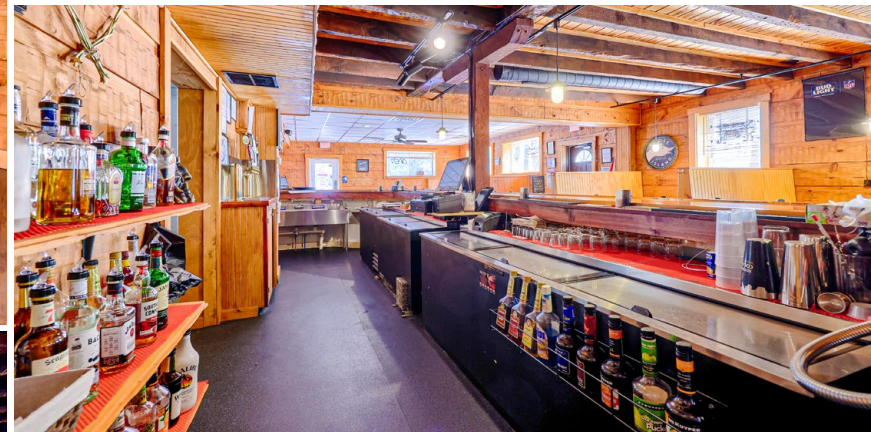
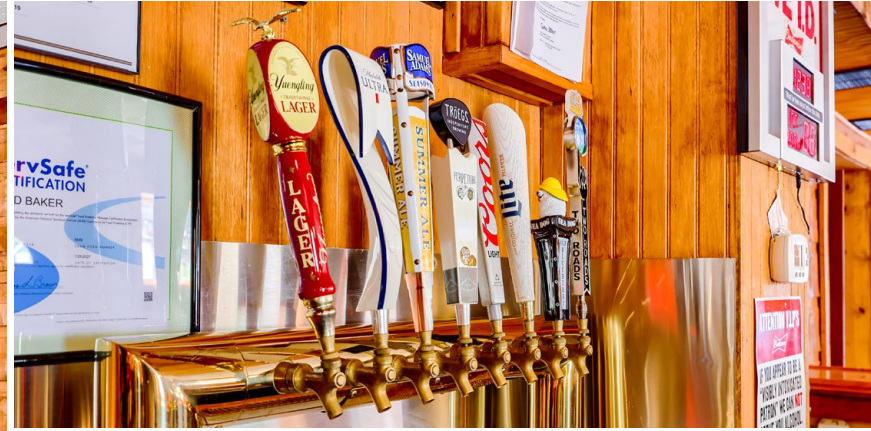


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MARKET AERIAL

SHEETZ

DUNKIN'

Rutter's
Why Go Anywhere Else?

SUBWAY

Site

Columbia High School
±2,000 Students



30

30



Map data ©2022 Google



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ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

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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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