

# 206 E CENTRAL AVE

# FOR SALE/LEASE

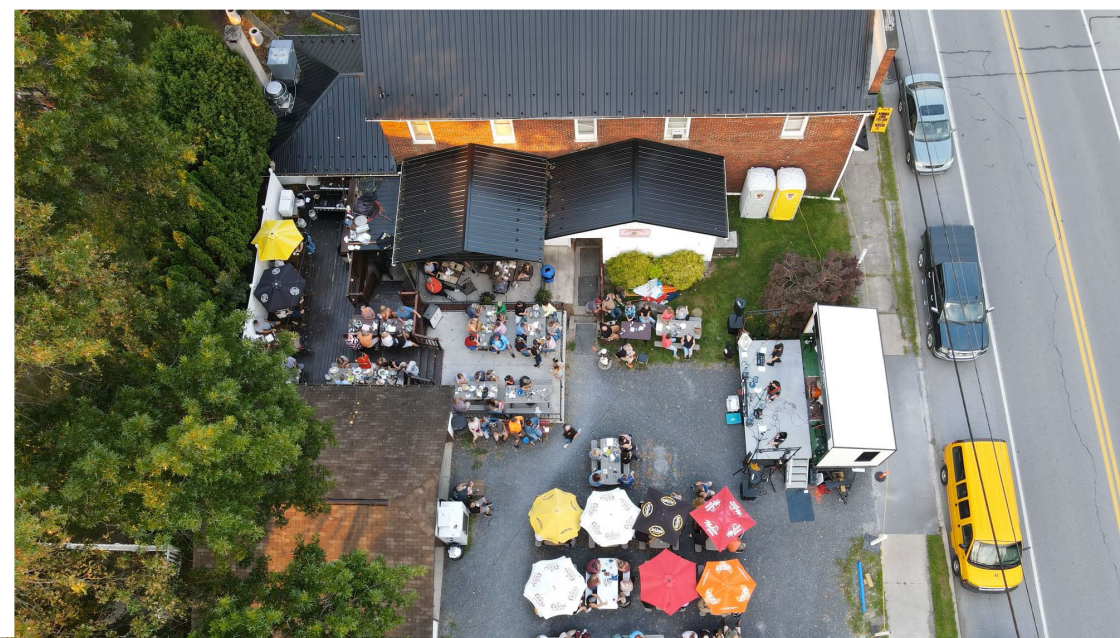
AVIS, PA • 17721



**SITE**

E CENTRAL AVE

±17,000 VPD



±3,200 SF / 0.45 ACRES

TURN-KEY RESTAURANT W/ LIQUOR LICENSE



**KANDY WEADER**

FOR SALE INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT [WWW.BENNETTWILLIAMS.COM](http://WWW.BENNETTWILLIAMS.COM)



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# PROPERTY OVERVIEW

Restaurant & Liquor License For Sale or Lease to Own: Located in the heart of Avis, PA, on bustling Central Avenue, this charming 3,200 SF restaurant offers a unique opportunity for entrepreneurs and investors alike. With its antiquated charm and character, this property exudes warmth and history, creating the perfect setting for a welcoming dining experience. Situated on a double lot that is .45-acres, the building provides ample space for a variety of restaurant concepts, from cozy café to full-service dining. The owner made many updates to the space including an enlarged kitchen, updated restrooms, outdoor dining areas, and much more. The property is not only a turn-key restaurant but also has 18 dedicated and reliable staff and 2 owners willing to stay on as PT staff and for training.

The property has plenty of additional income sources with a 3-bedroom apartment, caterings scheduled, 2 games of skill, 1 lottery machine, and bands booked from May through Oct.

High visibility and steady local traffic make this a prime location for a thriving business. Whether you're looking to purchase or lease to own, this property presents a rare chance to establish a destination in a vibrant community. Plus, a liquor license is included with the purchase or lease to own price.

Don't miss out on this incredible opportunity—schedule a tour today!



## POPULATION

5 MILE- 13,668  
7 MILE- 19,016  
10 MILE- 36,431



## EMPLOYEES

5 MILE- 3,056  
7 MILE- 3,814  
10 MILE- 9,938



## AVERAGE HHI

5 MILE- \$88,516  
7 MILE- \$89,697  
10 MILE- \$83,015



## HOUSEHOLDS

5 MILE- 5,568  
7 MILE- 7,724  
10 MILE- 14,624



# LOCATION

Nestled in the heart of Avis, PA, this Clinton County restaurant sits prominently on Central Avenue, the town's main thoroughfare. Surrounded by local businesses, residential neighborhoods, and just minutes from Rt.220, the location offers excellent visibility and accessibility. Avis provides a charming small-town atmosphere while being conveniently close to Lock Haven and Williamsport, attracting both local patrons and visitors passing through the area. With steady traffic and a welcoming community, this prime location is ideal for a thriving restaurant venture.



# PROPERTY HIGHLIGHTS

- 3,200 SF restaurant space available for purchase or lease
- Liquor license included in purchase/lease to own price
- Turn-key restaurant including a portable stage and outdoor dining
- Small town charming restaurant feel along Central Ave in Avis, PA
- Easy accessibility to Williamsport, Lock Haven, and Jersey Shore, PA
- Spacious 2nd floor apartment
- Additional income through games of skill, lottery, catering, and bands.



# MARKET OVERVIEW



# Bennett Williams

COMMERCIAL REAL ESTATE

## OUR LOCATIONS:

### YORK OFFICE:

3528 Concord Rd.  
York, PA 17402

### LANCASTER OFFICE:

150 Farmington Lane, Suite 201  
Lancaster, PA 17601

### EXTON OFFICE:

1 E. Uwchlan Ave.  
Suite 409, Exton, PA 19341

### STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205  
State College, PA 16803

### WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1  
West Chester, PA 19380

### NEW JERSEY OFFICE:

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

## LISTING AGENTS:



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## CONTACT US

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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.

