

117 S MAIN STREET

MANCHESTER, PA | 17345



±2,200 SF BUILDING ON 1.27 AC FOR SALE/LEASE



BLAKE GROSS | RYAN MYERS, CCIM

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



COMMERCIAL BROKERAGE. *Redefined.*

PROJECT

2,200 +/- SF restaurant with drivethru on two lots consisting of a total of 1.27 acres on S. Main St. in Manchester. Commercial zoning permits a wide variety of uses. Great location for a restaurant/food use or commercial redevelopment. The building is well maintained and in good condition. It has seating for approximately 50 customers, kitchen with hood system, two ADA bathrooms, a walk up window out front, and a drive up window on the side. Parking for approximately 50 cars.

LOCATION

Located on S. Main St. which is a main road that runs north and south connecting Manchester and York. The site is in the middle of a busy area of commercial/retail businesses. There is full access from the main road. Close to many national retailers including McDonald's, Advance Auto, Rite Aid, CVS, Sheetz, Rose's, Planet Fitness, Dollar Tree, and Giant Foods.

TRADE AREA

Growing area that has seen a significant amount of residential and industrial growth due to it's close proximity to Interstate 83 and Route 30. More than 3 million square feet of warehouse space has been built in the immediate area over the past 3 years. This has helped drive job and residential growth in the market. Starbucks, Ollie's Bargain Market, 3M, Bayer Healthcare, and DHL all have distribution centers located less than a mile from the site. There are approximately 49,000 people living within 5 miles with an average household income of \$114,314.

DEMOGRAPHICS

3 MILE

5 MILE

7 MILE

POPULATION

16,754

48,925

139,467

EMPLOYEES

9,994

17,013

64,563

AVERAGE HHI

\$105,816

\$114,314

\$96,035

HOUSEHOLDS

6,445

19,068

54,809

LOCATED NEAR:

Dunkin, McDonalds, Giant, CVS, Rite Aid, Sheetz, Advance Auto, Dollar Tree



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MARKET AERIAL



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STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
State College, PA 16803

NEW JERSEY OFFICE:

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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.

