

# 101 E MAIN STREET

MIDDLETOWN, PA 17057

±9,500 SF AVAILABLE  
**FOR LEASE**



**FULLY EQUIPPED 2ND GENERATION RESTAURANT**



FRANCESCO CONIGLIARO | TYLER GETTEL | BRAD ROHRBAUGH | CHAD STINE  
FOR LEASING INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT [WWW.BENNETTWILLIAMS.COM](http://WWW.BENNETTWILLIAMS.COM)



COMMERCIAL BROKERAGE. *Redefined.*

# PROPERTY OVERVIEW

An incredible opportunity to lease a fully equipped 2nd generation restaurant space — ready to go from day one. This turnkey property features a full bar, complete restaurant and equipment in place, minimizing startup costs and downtime.

A hotel liquor license is available with a deposit, providing an incredible opportunity to serve alcohol to your guests.

This is your hometown-feel corner bar — a welcoming neighborhood spot waiting for an experienced operator to seize this great opportunity and make it their own.

It truly doesn't get more turnkey than this!

## DEMOGRAPHICS

## 5 MILE

## 7 MILE

## 10 MILE

### POPULATION

60,079

132,015

317,551

### EMPLOYEES

22,232

60,192

159,789

### AVERAGE HHI

\$119,910

\$113,338

\$105,718

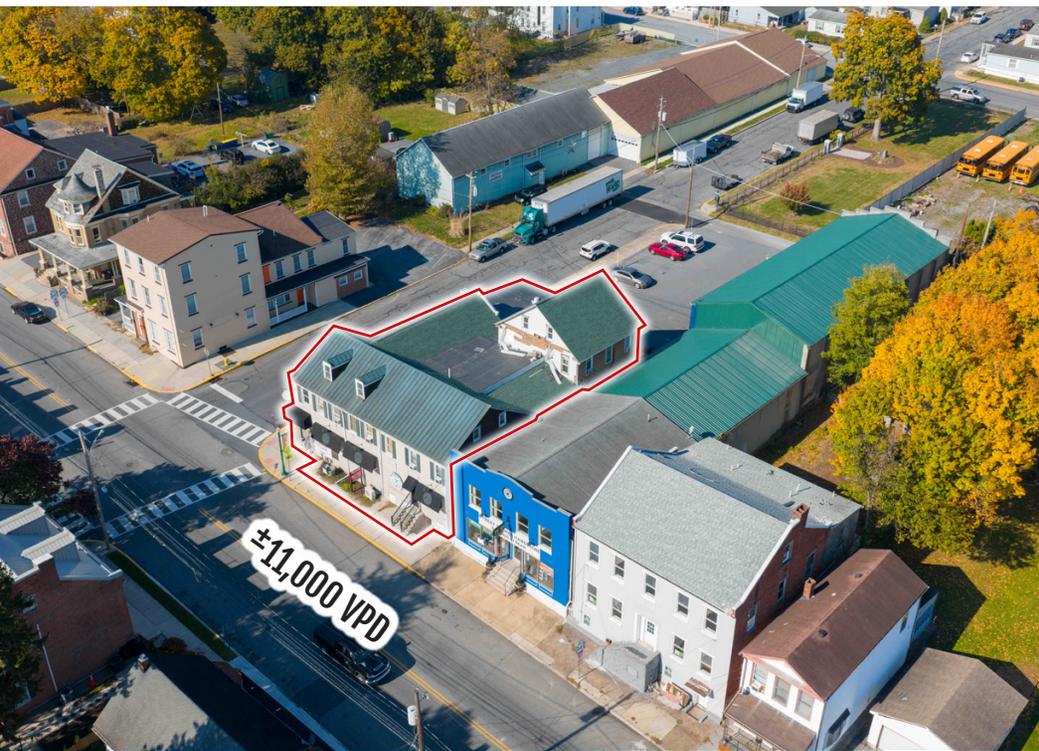
### HOUSEHOLDS

24,465

52,803

129,368





# MARKET OVERVIEW



MIDDLETOWN AREA  
MIDDLE SCHOOL

ROBERT J. REID  
ELEMENTARY SCHOOL

MIDDLETOWN AREA  
HIGH SCHOOL

D&H

GXO

PennState  
Harrisburg

boxzooka  
technology driven fulfillment

BRANDFOX

WESTPORTE CENTER

SITE

MIDTOWN PLAZA

**GIANT** **DOLLAR TREE**

FINE WINE & GOOD SPIRITS **Aaron's**

Great Clips **MAVIS DISCOUNT TIRE** **Auto Zone**

H&R BLOCK

**HOP YARD** **Hardee's** **WELLS FARGO**

UNITED STATES POSTAL SERVICE

Turkey Hill

LYALL J. FINK  
ELEMENTARY SCHOOL

Citizens Bank

HIA  
HARRISBURG INTERNATIONAL AIRPORT  
ALTOGETHER BETTER

QUALITY  
KARNS  
FOODS

M&T Bank

# 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.

