# 6 TRISTAN DRIVE

## DILLSBURG, PA • 17019





**JUSTIN SHOEMAKER**
FOR SALE INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT WWW.BENNETTWILLIAMS.COM



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# PROPERTY OVERVIEW

Situated at the entrance to one of Dillsburg's fastest-growing corridors, 6 Tristan Drive offers a rare opportunity to acquire a recognizable former brewery and restaurant with a fully built-out, purpose-designed hospitality space. Located adjacent to the new 15North development, the property is strategically positioned to benefit from expanding residential growth, consistent commuter traffic, and increasing demand for quality dining and retail destinations.

With the continued growth of 15North and ongoing development throughout Northern York County, this property presents an attractive opportunity for an owner-operator or investor to establish a presence in an emerging commercial hub. Its existing improvements, established local recognition, and prime location offer the potential to capitalize on rising consumer demand and the limited availability of turnkey retail and hospitality properties in the area.







| DEMOGRAPHICS | 3 MILE | 5 MILE | 7 MILE |
|---|---|---|---|
| POPULATION | 22,586 | 44,747 | 91,486 |
| EMPLOYEES | 5,146 | 9,841 | 32,249 |
| AVERAGE HHI | $140,104 | $143,282 | $132,168 |
| HOUSEHOLDS | 7,388 | 16,307 | 36,716 |

# BUILDING HIGHLIGHTS

- Full commercial kitchen and bar setup
- Open dining area with strong natural light
- Dedicated brewing/production space (can be repurposed)
- Outdoor potential for patio or gathering space
- Efficient floor plan supporting multiple service concepts
- Well-maintained structure with modern systems






# IDEAL USES

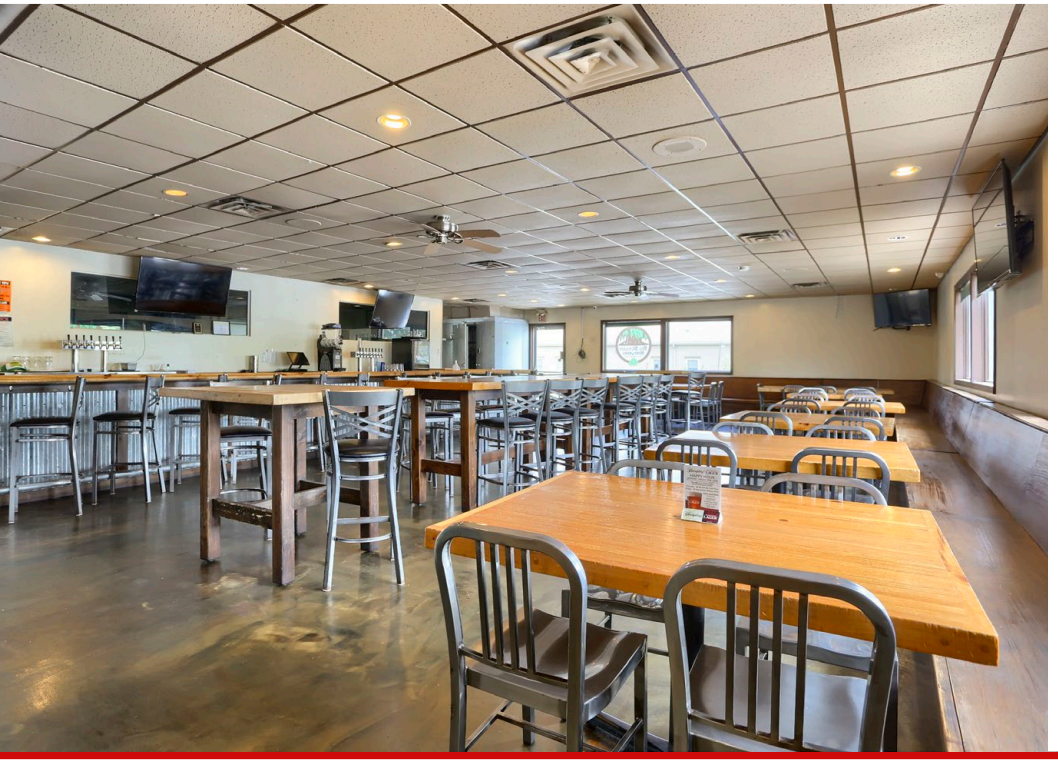
- Craft brewery / taproom revival
- Full-service or fast-casual restaurant
- Event-driven dining concept or entertainment venue
- Specialty retail or adaptive reuse (fitness, food hall, market concept)

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Big Bottom Brewery
HOME OF
AL'S
PIZZA







# MARKET OVERVIEW





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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.**

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