

For Sale

Retail Property

\$3,000,000



Route 15 Beverage Express

9 Tristan Drive
Dillsburg, Pennsylvania 17019

Property Highlights

- Full service beer distributor for sale
- Real estate and all FF&E included in sale
- High sales volume
- York County ID Liquor License
- Great visibility from Route 15

Property Description

Successful full service beer distributor available for sale. Property is located off of Route 15 in Dillsburg, PA. Sale includes all furniture, fixtures, equipment, York County liquor license and real estate.

OFFERING SUMMARY

| | |
|----------------------|-------------|
| Sale Price | \$3,000,000 |
| Lot Size | 1.57 Acres |
| Building Size | 6,750 SF |

DEMOGRAPHICS

| Stats | Population | Avg. HH Income |
|-----------------|------------|----------------|
| 1 Mile | 1,631 | \$77,747 |
| 5 Miles | 37,101 | \$83,833 |
| 10 Miles | 159,820 | \$80,914 |

For more information

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Information concerning this offering comes from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice. All sizes approximate.
NAICIR, 1015 Mumma Road, Lemoyne, PA 17043
PA License #RB02432DA

1015 Mumma Road
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Property Details

| | |
|--------------------|--|
| ADDRESS: | 9 Tristan Drive Dillsburg, PA 17019 |
| COUNTY: | York |
| MUNICIPALITY: | Carroll |
| TAX PARCEL #: | 20-000-PC-0055-Q0-00000 |
| PARCEL SIZE: | 1.57 Acres |
| ZONING: | Mixed Use - 1 |
| TOPOGRAPHY: | Level |
| PARKING: | Ample |
| TOTAL BUILDING SF: | 6,750 SF |
| CONSTRUCTION: | Steel frame and steel siding |
| SIGNAGE: | Yes |

| | |
|-------------------|---|
| NUMBER OF FLOORS: | 1 |
| CEILING TYPE: | Exposed & drop ceiling |
| ROOF: | Steel |
| INTERIOR WALLS: | Drywall |
| FLOOR TYPE: | Concrete, vinyl tile and carpet |
| LIGHTING: | Fluorescent |
| UTILITIES: | Water & Sewer: Public Gas: Available Electric: 2-200 amps |
| RESTROOMS: | 2 |
| HVAC: | Gas fired ceiling hung units and window unit A/C in office |
| TAXES: | \$16,570.00 |
| SALE PRICE: | \$3,000,000 |



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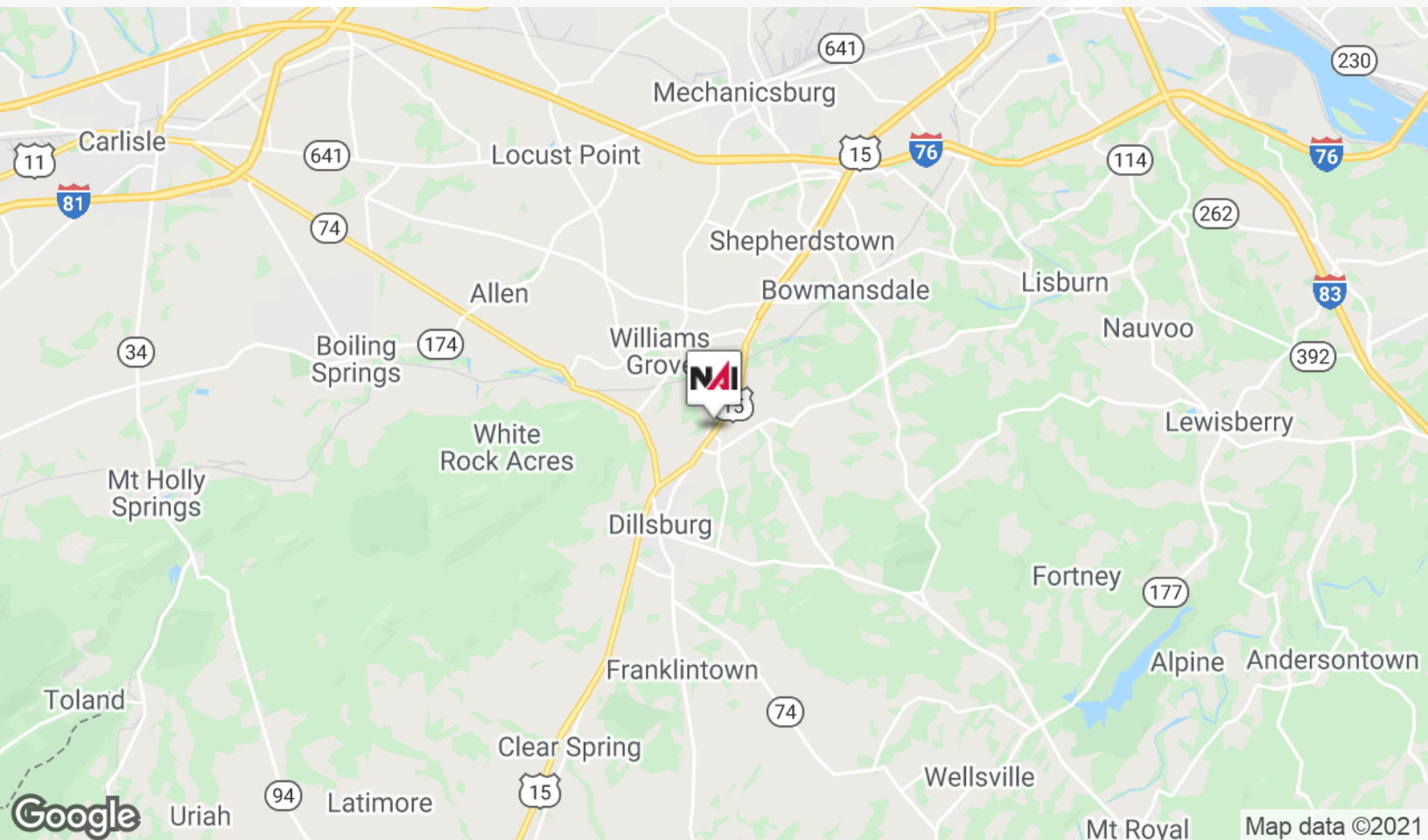
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Location Maps



Google, Department of Conservation and Natural Resources-PAMAP/USGS, U.S. Geological Survey, USDA Farm Service Agency



Google, Map data ©2021



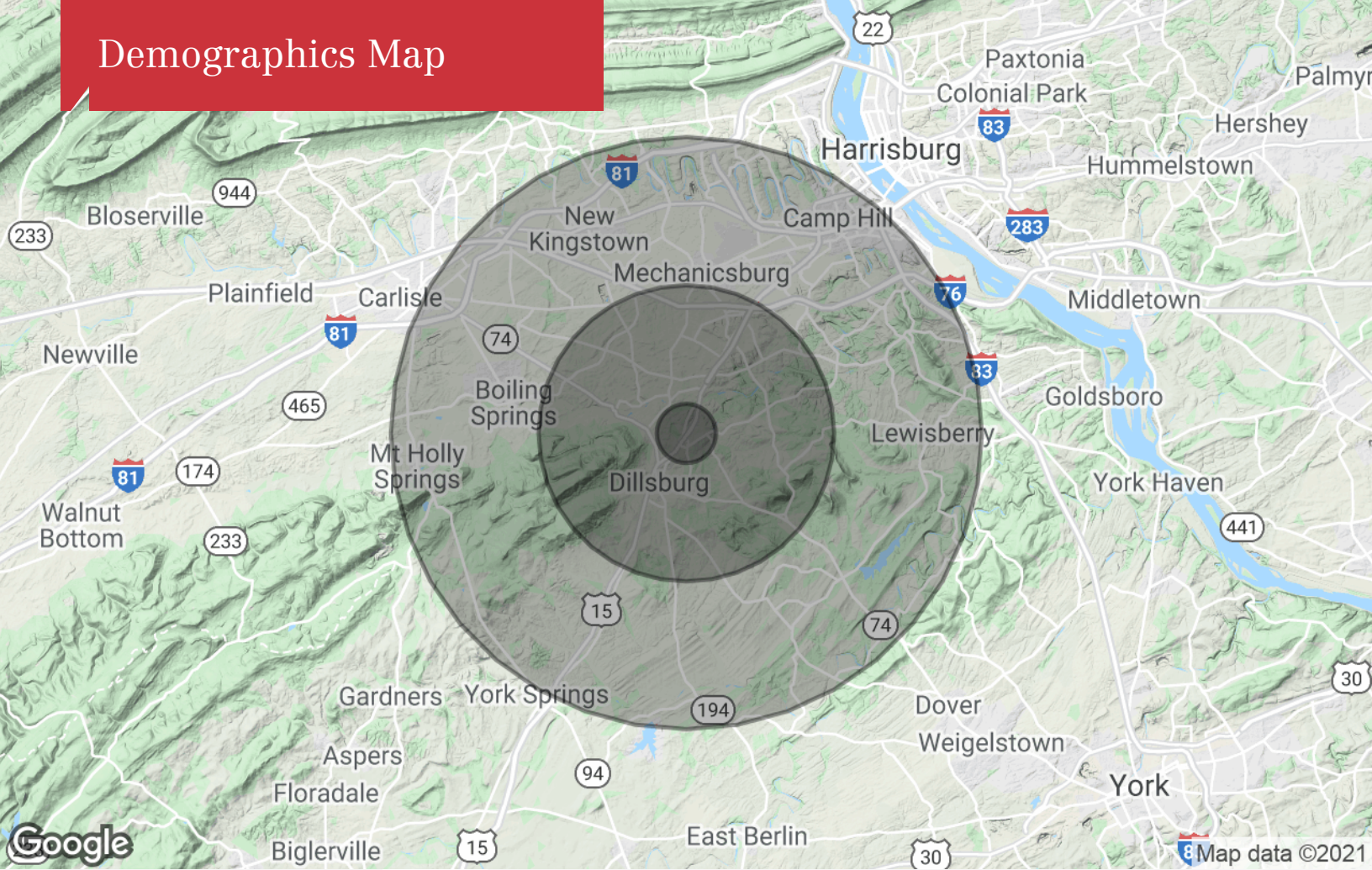
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Demographics Map



Population

| | 1 Mile | 5 Miles | 10 Miles |
|---------------------|--------|---------|----------|
| TOTAL POPULATION | 1,631 | 37,101 | 159,820 |
| MEDIAN AGE | 37.4 | 39.5 | 41.6 |
| MEDIAN AGE (MALE) | 37.6 | 39.0 | 39.9 |
| MEDIAN AGE (FEMALE) | 36.9 | 40.2 | 42.4 |

Households & Income

| | 1 Mile | 5 Miles | 10 Miles |
|---------------------|----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 601 | 13,189 | 63,604 |
| # OF PERSONS PER HH | 2.7 | 2.8 | 2.5 |
| AVERAGE HH INCOME | \$77,747 | \$83,833 | \$80,914 |
| AVERAGE HOUSE VALUE | | \$262,243 | \$220,106 |

Race

| | 1 Mile | 5 Miles | 10 Miles |
|------------|--------|---------|----------|
| % WHITE | 99.0% | 96.5% | 93.9% |
| % BLACK | 0.4% | 1.4% | 2.7% |
| % ASIAN | 0.3% | 1.4% | 2.8% |
| % HAWAIIAN | 0.0% | 0.1% | 0.1% |
| % INDIAN | 0.1% | 0.1% | 0.1% |
| % OTHER | 0.2% | 0.5% | 0.4% |

Ethnicity

| | 1 Mile | 5 Miles | 10 Miles |
|------------|--------|---------|----------|
| % HISPANIC | 0.7% | 1.7% | 2.4% |

* Demographic data derived from 2010 US Census



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