

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$8,000 (mo/yr 1); \$9,000 (Mo/yr 2); \$10,000 (mo/yr 3)-NNN
Building Size:	13,150 SF
Available SF:	13,150 SF
Lot Size:	0.11 Acres
Year Built:	1900
Renovated:	2016
Zoning:	Community Commercial Limited
County:	Dauphin

PROPERTY OVERVIEW

Landmark Commercial Realty is pleased to present one of the most beautiful restaurants in Harrisburg, PA. The restaurant is fully equipped, furnished and remodeled and available for lease. The Owners are also open to discuss other possibilities, like partnering with future operator or selling with Seller's financing.

Only a tour will allow a new operator to truly appreciate the passion and attention to details in creating this existing and innovative cultural experience.

This well recognized establishment is a part of Harrisburg's Restaurant Row, which is the center of downtown. During the day, it is a sea of employees walking on breaks, enjoying lunch; at night the atmosphere transforms into a hip scene with bars, restaurants, nightlife and art galleries, offering a wide assortment of places to choose from for every taste and personality

We are offering real estate, liquor license, furnishings, decor, equipment.



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310 N. 2ND STREET

HOSPITALITY - FULL SERVICE PROPERTY FOR LEASE

310 N. 2nd Street Harrisburg, PA 17101

ADDITIONAL PHOTOS



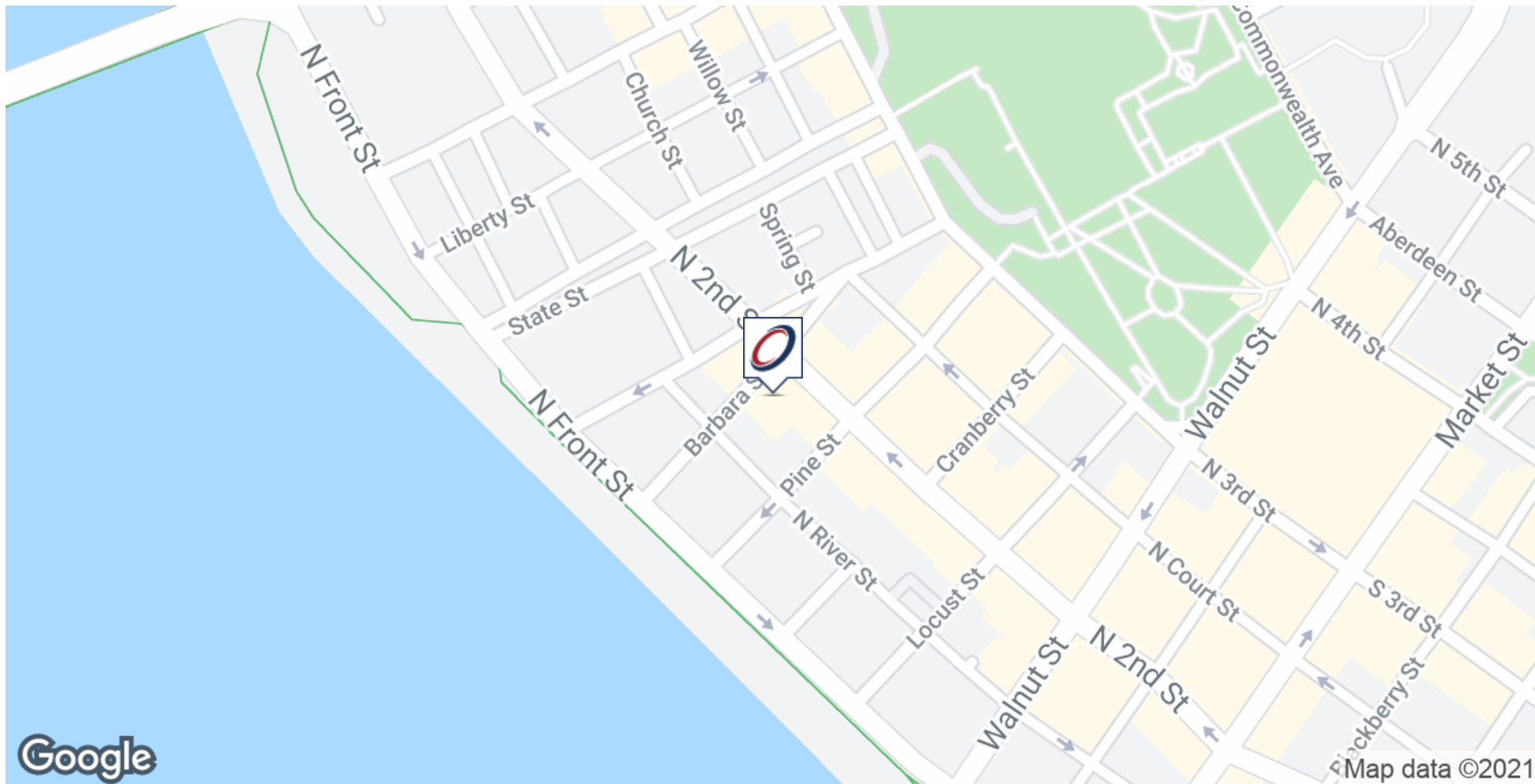
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ADDITIONAL PHOTOS



LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,746	103,369	195,224
Average age	39.3	35.8	37.5
Average age (Male)	37.6	33.3	35.5
Average age (Female)	41.7	37.6	38.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,215	44,735	81,316
# of persons per HH	1.7	2.3	2.4
Average HH income	\$40,118	\$50,874	\$58,897
Average house value	\$119,890	\$136,979	\$157,882

** Demographic data derived from 2010 US Census*

