



RESTAURANT OPPORTUNITY

HARRISBURG, PA 17112 PROFILE #3622 COSTAR ID #15409978



OFFERING SUMMARY

Sale Price: \$495,000

Available SF:

Lot Size: 1.0 Acres

Building Size: 8,000 SF

Renovated: 2016

Zoning: Commercial General

Price / SF: \$61.88

PROPERTY OVERVIEW

Restaurant available for sale or lease. Potentially very lucrative business opportunity, just off I-81, minutes from Hollywood Casino, Penn National Racecourse, near Hersheypark and downtown Harrisburg.

PROPERTY HIGHLIGHTS

- Conveniently located in the neighborhood of many other hotels welcoming international and guests from all over the country.
- Restaurant is sharing the parking with Ramada Hotel, which would provide a tremendous opportunity to serve to hotel guests.
- 8,000 SF of large dining rooms perfect for all kinds of corporate, organizational and family gatherings. Possibility of subdividing the restaurant.
- Originally 300 seats.
- Recently remodeled.
- 3 bathrooms.
- Gas heat, central air, 3-phase, 200 AMP electrical capacity.
- Tremendous visibility and access from major highways on the East Shore; signage visible from I-81.

BO MANGAM, ASSOCIATE BROKER

Director - Sales & Leasing

717.731.1990 X3010

bmangam@landmarkcr.com





RESTAURANT OPPORTUNITY

300 N. MOUNTAIN ROAD, HARRISBURG, PA 17112



BO MANGAM, ASSOCIATE BROKER

Director - Sales & Leasing

717.731.1990 X3010

bmangam@landmarkcr.com

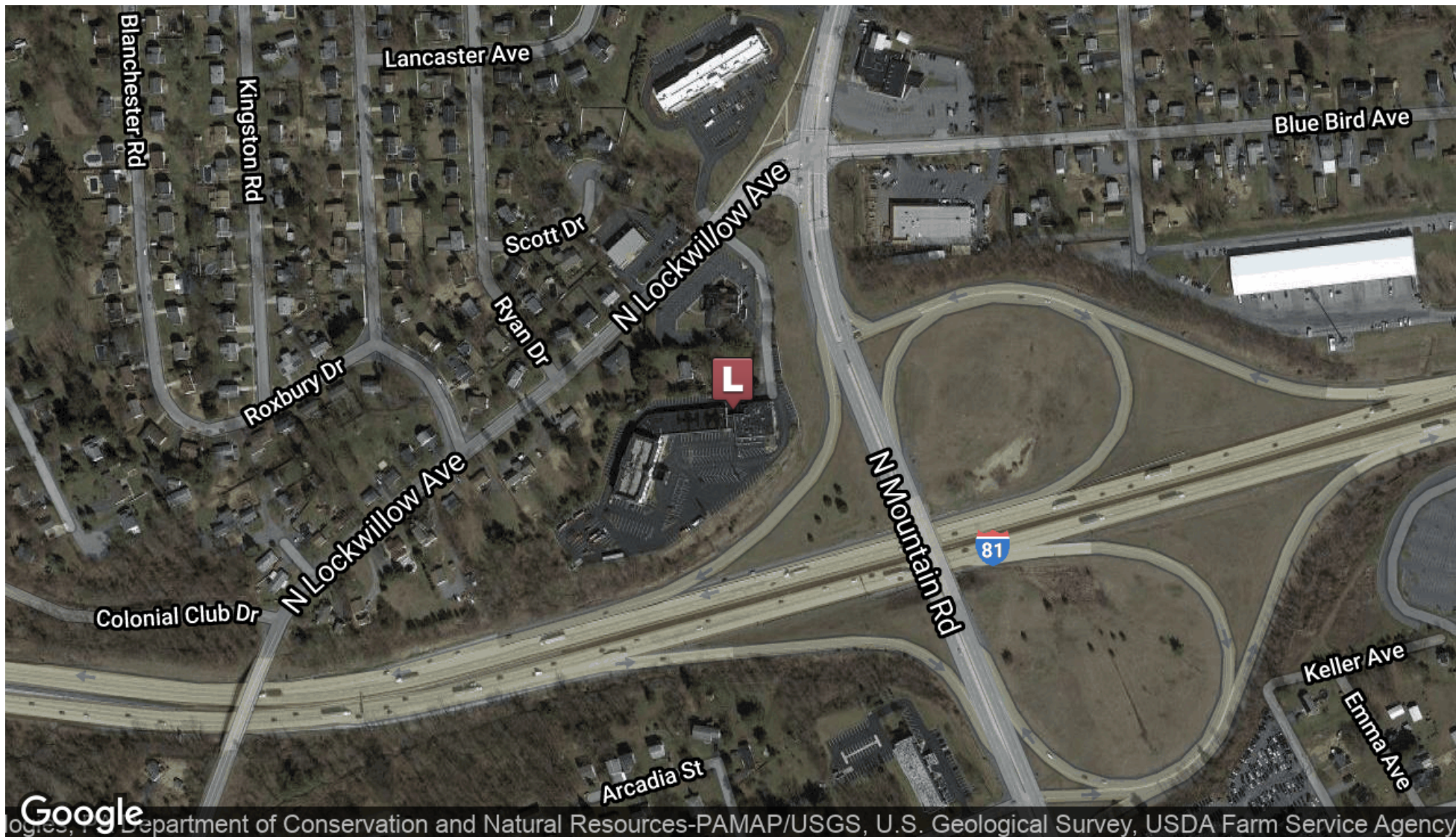


The information herein is not warranted and is subject to correction or change without notice. We assume no liability for errors or omissions. Property Owner has the right to accept or reject all offers. Landmark Commercial Realty can represent the Buyer/Tenant as a Buyer's Agent, or the Buyer/Tenant and Seller/Landlord as a dual Agent. But unless otherwise in writing Landmark is only representing the Seller/Landlord as a Seller's Agent.



RESTAURANT OPPORTUNITY

300 N. MOUNTAIN ROAD, HARRISBURG, PA 17112



BO MANGAM, ASSOCIATE BROKER

Director - Sales & Leasing

717.731.1990 X3010

bmangam@landmarkcr.com

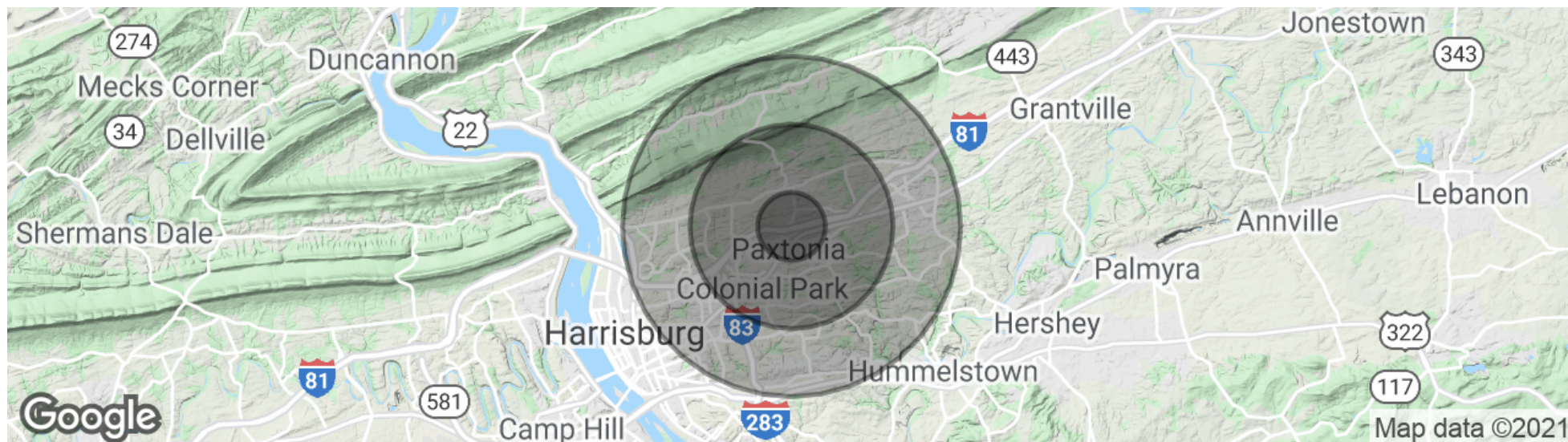


The information herein is not warranted and is subject to correction or change without notice. We assume no liability for errors or omissions. Property Owner has the right to accept or reject all offers. Landmark Commercial Realty can represent the Buyer/Tenant as a Buyer's Agent, or the Buyer/Tenant and Seller/Landlord as a dual Agent. But unless otherwise in writing Landmark is only representing the Seller/Landlord as a Seller's Agent.



RESTAURANT OPPORTUNITY

300 N. MOUNTAIN ROAD, HARRISBURG, PA 17112



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	5,798	43,986	99,504
Median age	42.9	41.6	41.0
Median age (Male)	41.0	40.1	39.7
Median age (Female)	44.2	42.6	42.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,335	18,152	41,811
# of persons per HH	2.5	2.4	2.4
Average HH income	\$74,496	\$79,013	\$75,435
Average house value	\$189,639	\$204,901	\$196,109

* Demographic data derived from 2010 US Census

BO MANGAM, ASSOCIATE BROKER

Director - Sales & Leasing

717.731.1990 X3010

bmangam@landmarkcr.com



The information herein is not warranted and is subject to correction or change without notice. We assume no liability for errors or omissions. Property Owner has the right to accept or reject all offers. Landmark Commercial Realty can represent the Buyer/Tenant as a Buyer's Agent, or the Buyer/Tenant and Seller/Landlord as a dual Agent. But unless otherwise in writing Landmark is only representing the Seller/Landlord as a Seller's Agent.



RESTAURANT OPPORTUNITY

300 N. MOUNTAIN ROAD, HARRISBURG, PA 17112



BO MANGAM, ASSOCIATE BROKER

Director - Sales & Leasing

bmangam@landmarkcr.com

Direct: 717.731.1990 x3010 | **Cell:** 717.805.4166

PA #AB068340

PROFESSIONAL BACKGROUND

Bo's international background and ability to communicate in multiple languages provides her with the ability to work with individuals of various backgrounds, along with organizations who wish to grow their businesses in Central Pennsylvania. While Bo has extensive experience in negotiating the sale/purchase of businesses, she also represents and consults clients desiring to lease and/or sell office, retail and investment properties. Imploring all the resources available to her, Bo serves her clients by helping them navigate through the legal, environmental, and design/construction processes. With the highest of integrity, Bo works continuously on her clients behalf to ensure results.

Highlights-

Restaurants, night clubs, motels - Gastropub, Bridges Social Club, 704 Lounge, Alexander's, Mikado, Tokyo Diners

The Salvation Army – Exclusive Brokerage Representation in Pennsylvania

Market Square Plaza – 19,000 SF, Harrisburg PA

Members 1st Credit Union – Land acquisition, Middletown PA

Wasilla Enterprises – Industrial, 16,220 SF, Harrisburg PA

Bridge Properties - 83,600 SF, Lebanon, PA

Sheetz, car washes, car dealerships

EDUCATION

Landmark Commercial Realty

425 N. 21st Street Suite 302

Camp Hill, PA 17011

717.731.1990

BO MANGAM, ASSOCIATE BROKER

Director - Sales & Leasing

717.731.1990 X3010

bmangam@landmarkcr.com

