



BRIDGES SOCIAL CLUB

321 N. 2ND & 209 SOUTH STREETS, HARRISBURG, PA 17101



OFFERING SUMMARY

Lease Rate:	\$11,900.00 per month (NN)
Building Size:	20,000 SF
Available SF:	15,228 SF
Lot Size:	0.1 Acres
Year Built:	1900
Renovated:	2016
Zoning:	CCG - Community Commercial General
Municipality:	City of Harrisburg
County:	Dauphin County
Real Estate Taxes:	\$20,552 (2020)

PROPERTY OVERVIEW

Landmark Commercial Realty, Inc. is pleased to present one of the most beautiful landmark restaurants in Harrisburg, PA.

This well recognized establishment has been providing a fine and unforgettable entertaining experience in a historical setting for many years in Harrisburg.

A four level restaurant - bar - nightclub with finished basement.

During the day, it's 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, and equipment. The current owners are looking for a restaurant operator and/or tenant. Other options like purchasing with Seller's financing would be considered.

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.



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PROPERTY HIGHLIGHTS

- 15,228 SF 3 level restaurant
- Extensive renovation in 2016
- Seating capacity of 400 +/- seats
- Total capacity - 2,500
- 2nd & 3rd floors are appropriate for private events
- Lot size: 55' x 116' x 105' x 20'
- Electrical capacity - 1,000 AMP- 3 Phase
- HVAC System - Gas fired
- Zoning: CCG - Community Commercial General District

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DEMOGRAPHICS

Total Households
Total Population
Average HH Income

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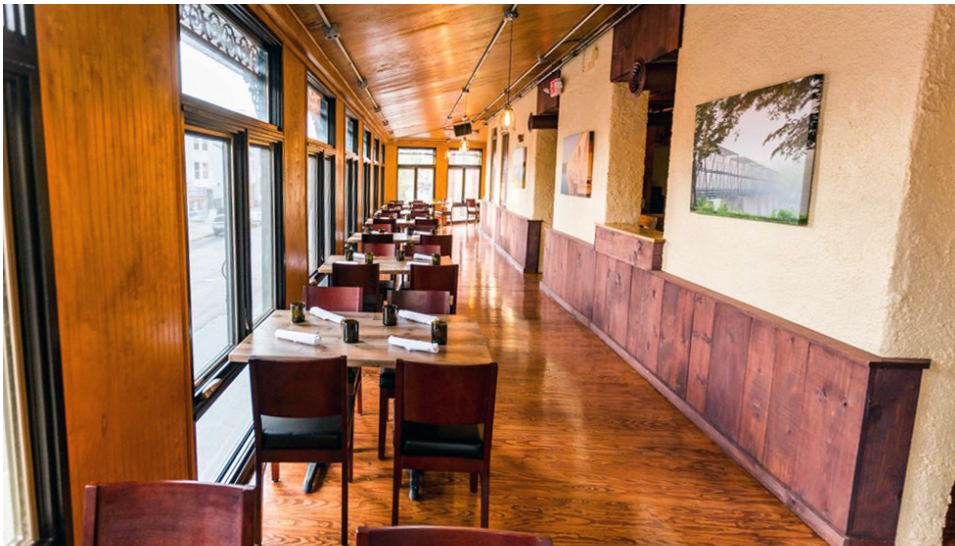
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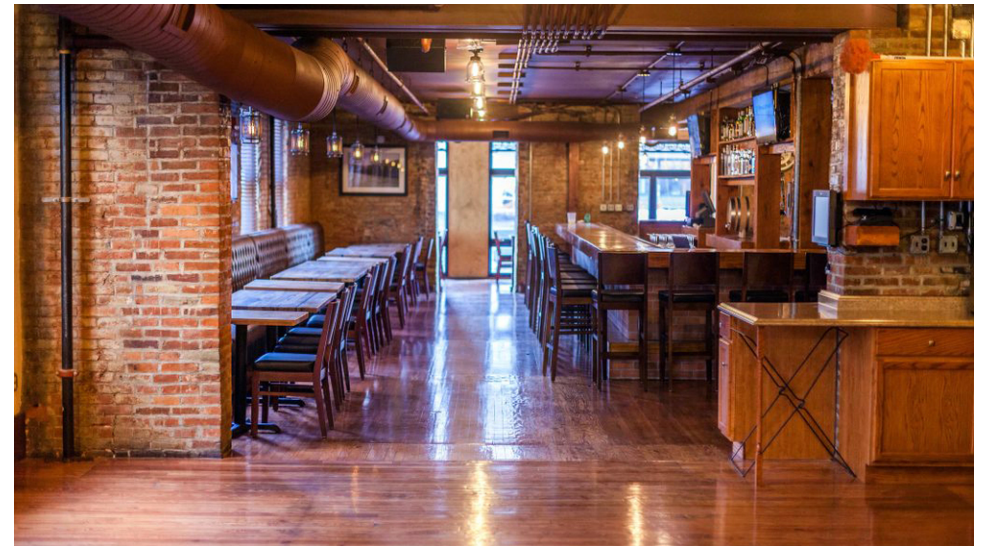
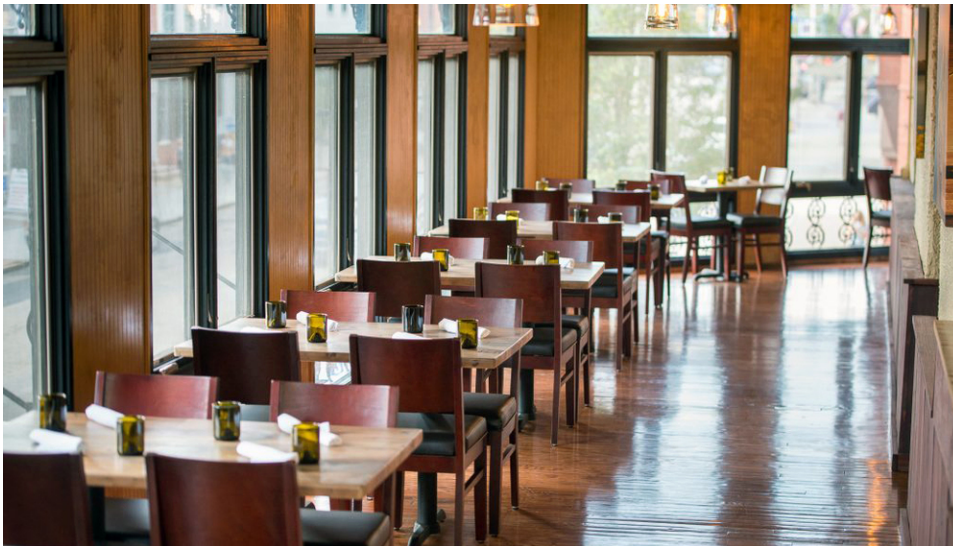


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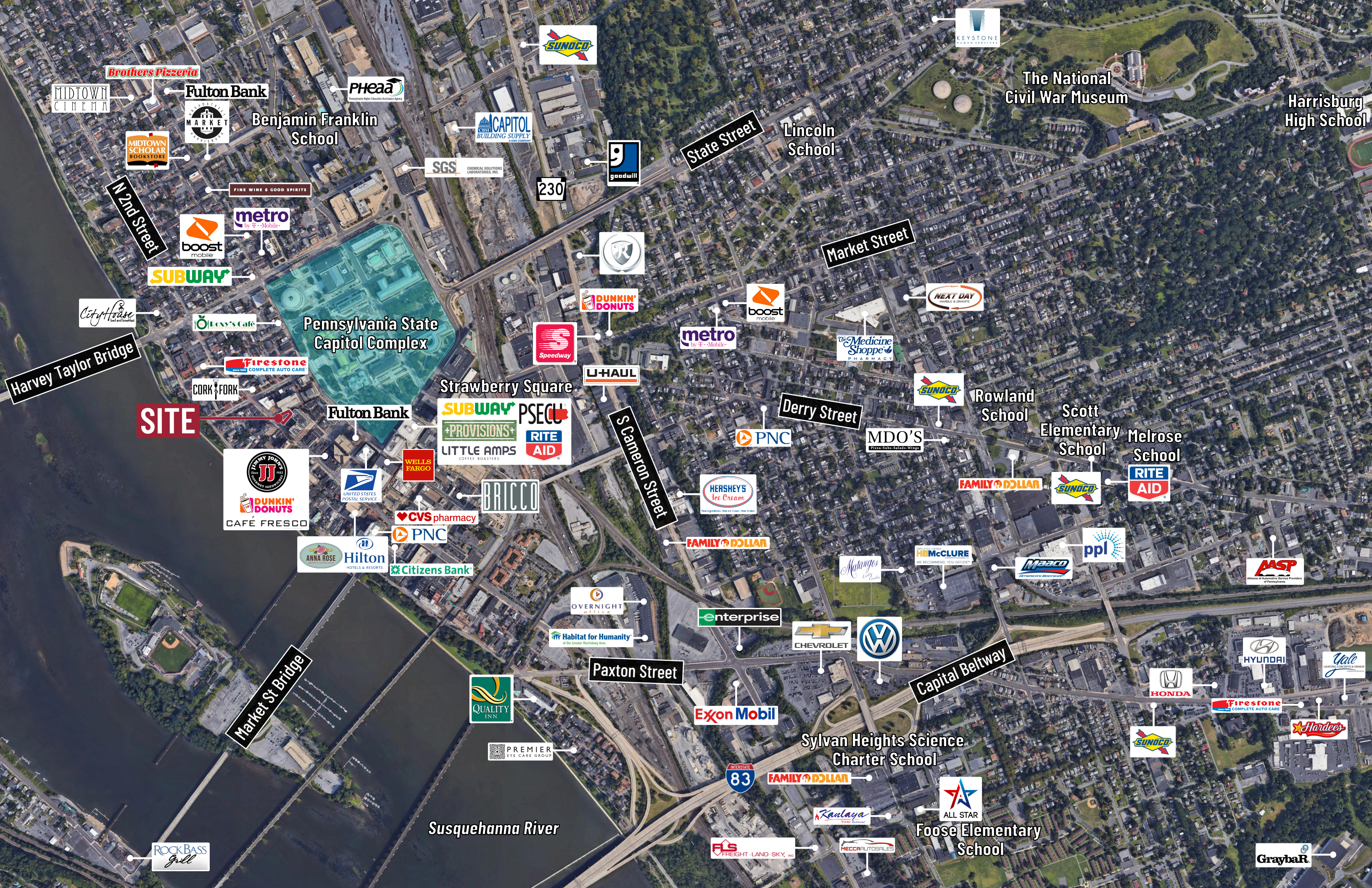
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Brothers Pizzeria

MIDTOWN CINEMA

Fulton Bank

PHEAA

SUNOCO

KEYSTONE

The National Civil War Museum

Harrisburg High School

Benjamin Franklin School

Lincoln School

MIDTOWN SCHOLAR BOOKSTORE

MARKET STREET

CAPITOL BUILDING SUPPLY

goodwill

State Street

SGS

230

FINE WINE & GOOD SPIRITS

metro by T-Mobile

boost mobile

9

Market Street

SUBWAY

Pennsylvania State Capitol Complex

DUNKIN' DONUTS

boost mobile

NEXT DAY

City of House

Loxy's Cafe

Speedway

metro by T-Mobile

The Medicine Shoppe PHARMACY

Harvey Taylor Bridge

Firestone COMPLETE AUTO CARE

U-HAUL

Strawberry Square

Derry Street

Rowland School

Scott Elementary School

Melrose School

SITE

Fulton Bank

SUBWAY PROVISIONS+ RITE AID LITTLE AMPS

PNC

MDO'S

CORK & FORK

JJ DUNKIN' DONUTS CAFE FRESKO

UNITED STATES POSTAL SERVICE

WELLS FARGO

BRICCO

S Cameron Street

HERSHEY'S Ice Cream

SUNOCO

FAMILY DOLLAR

SUNOCO

RITE AID

ANNA ROSE Hilton HOTELS & RESORTS

CVS pharmacy PNC

Citizens Bank

OVERNIGHT OFFICE

FAMILY DOLLAR

HEMCLURE

ppl

MASCO

PASP

Market St Bridge

Habitat for Humanity

enterprise

CHEVROLET

VW

Capital Beltway

HONDA

HYUNDAI

Yale

Paxton Street

Exxon Mobil

CHEVROLET

Sylvan Heights Science Charter School

Firestone COMPLETE AUTO CARE

Hardee's

ROCKBASS Grill

PREMIER EYE CARE GROUP

FLS FREIGHT-LAND-SKY

Kaulaya THAI

ALL STAR

Foose Elementary School

GraybaR

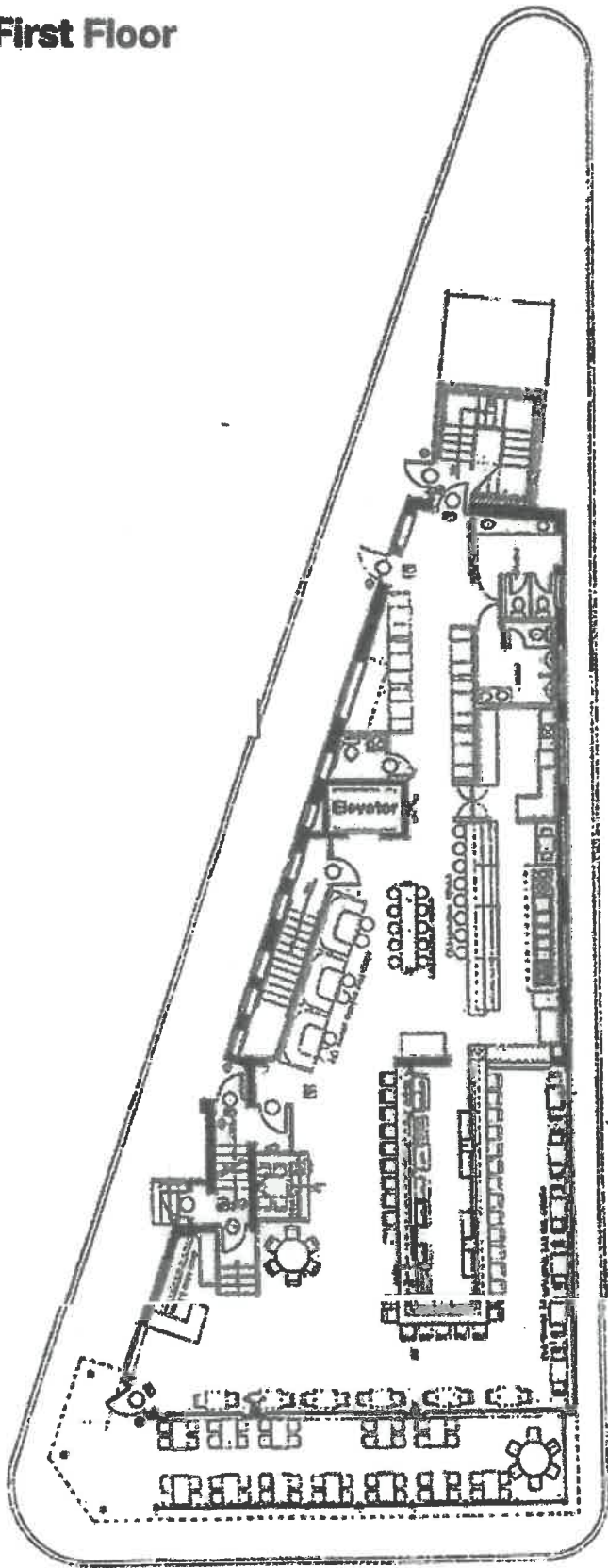
Susquehanna River

83

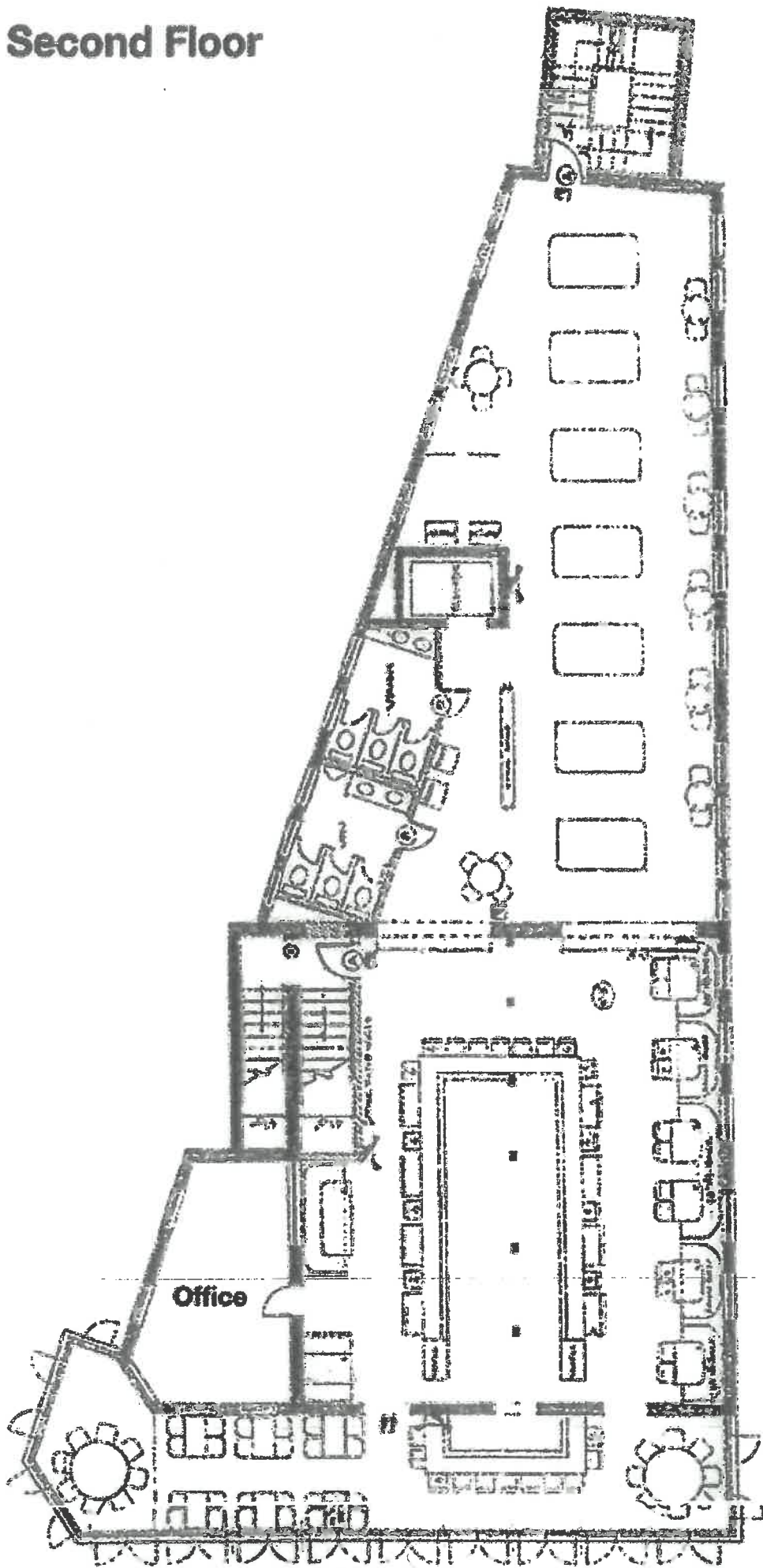
FAMILY DOLLAR

MECCA AUTOSALES

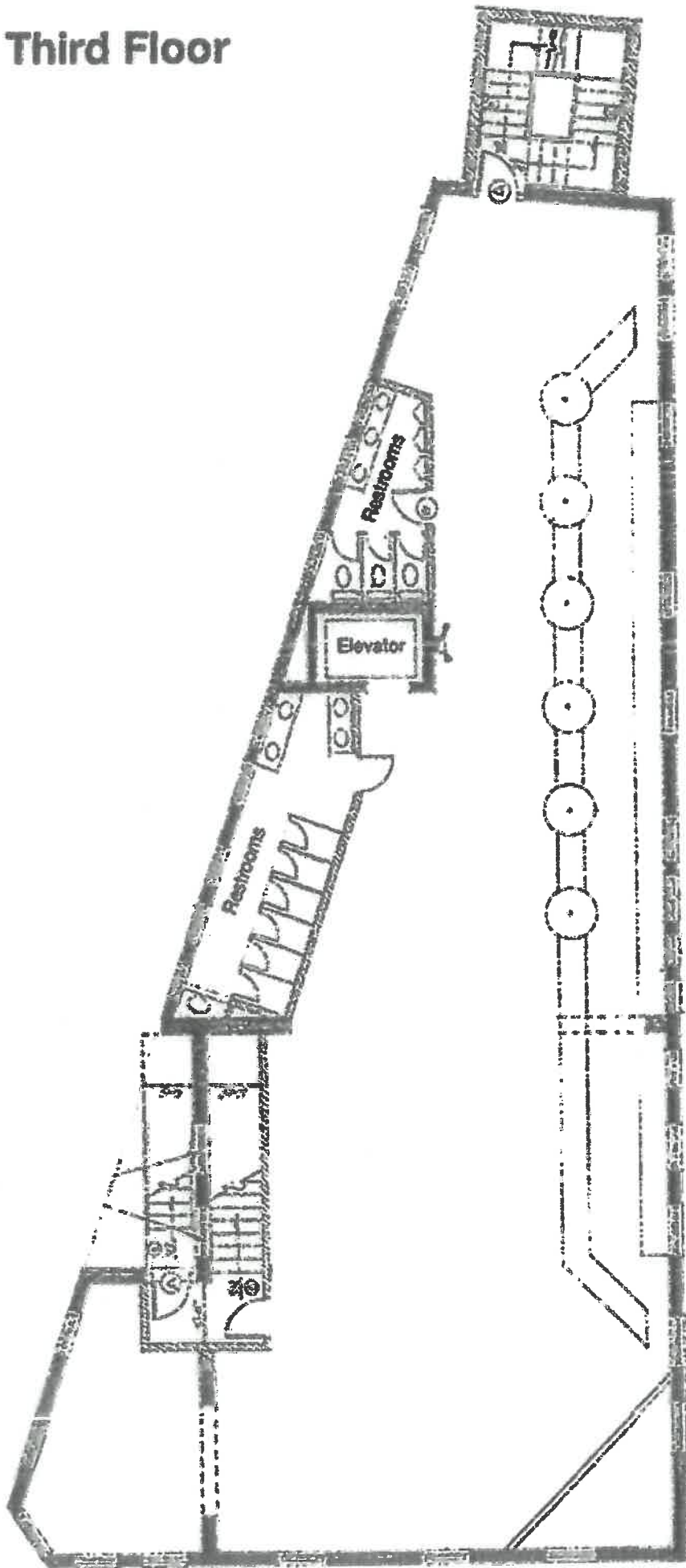
First Floor



Second Floor



Third Floor



Basement

