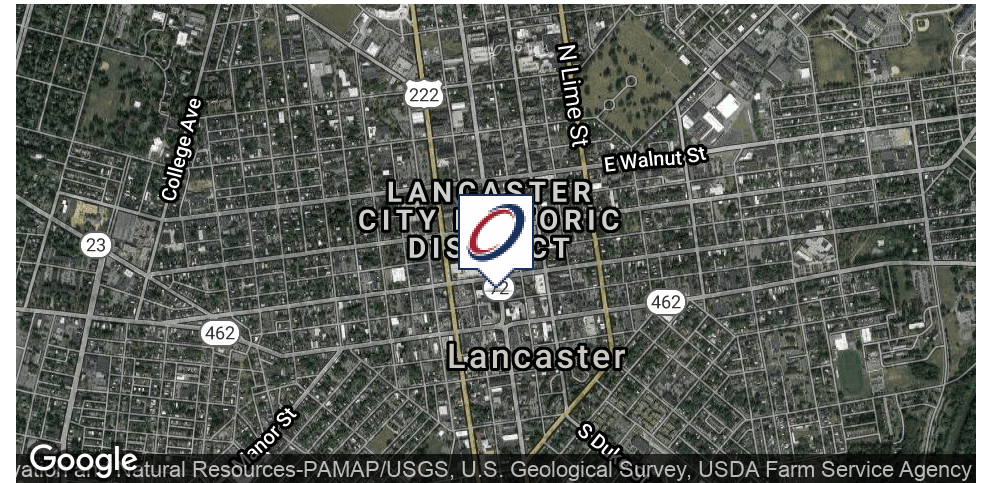


# EXECUTIVE SUMMARY



## OFFERING SUMMARY

|                |                    |
|----------------|--------------------|
| Lease Rate:    | \$14.00 SF/yr (NN) |
| Building Size: | 2,800 SF           |
| Available SF:  | 2,800 SF           |
| Municipality:  | Lancaster City     |
| County:        | Lancaster          |
| Zoning:        | Commercial         |

## PROPERTY OVERVIEW

Turn key restaurant available for sublease in the heart of downtown Lancaster.

## PROPERTY HIGHLIGHTS

- The current Issei Noodle location in Lancaster is available for sublease, owner will also consider franchising this location only.
- 2,800 +/- SF restaurant with furniture.
- All kitchen equipment can also be made available.
- The restaurant also has a take out window that is located on the heavily traveled N. Queen Street with traffic counts of 13,000 +/- per day and constant foot traffic.



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ADDITIONAL PHOTOS



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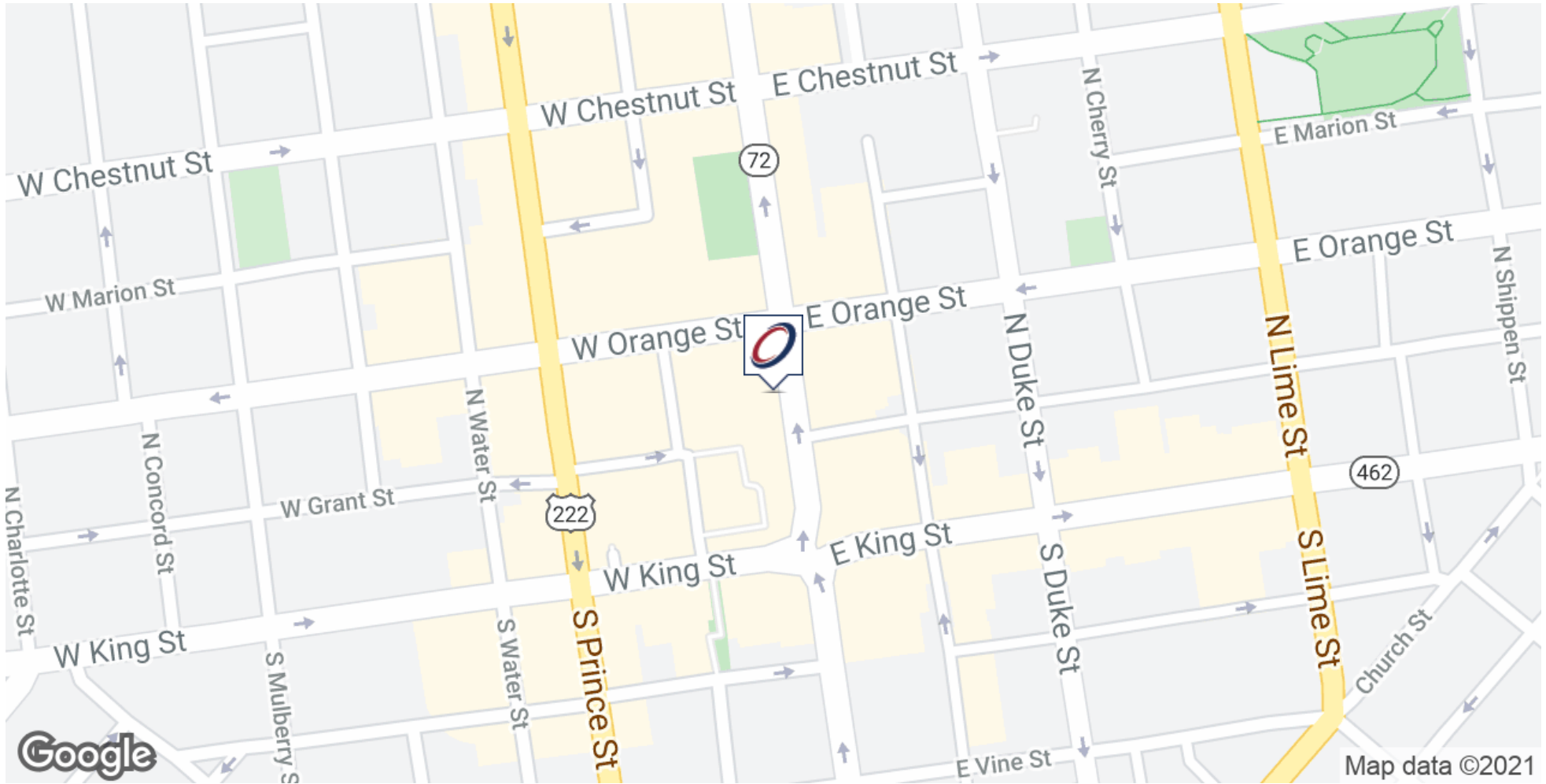
## ADDITIONAL PHOTOS



### RETAIL AERIAL



### LOCATION MAP



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### DEMOGRAPHICS MAP & REPORT

| POPULATION           | 1 MILE | 2 MILES | 3 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 44,045 | 88,669  | 117,683 |
| Average age          | 29.5   | 32.0    | 34.7    |
| Average age (Male)   | 28.5   | 30.5    | 33.0    |
| Average age (Female) | 30.5   | 33.2    | 36.0    |

| HOUSEHOLDS & INCOME | 1 MILE    | 2 MILES   | 3 MILES   |
|---------------------|-----------|-----------|-----------|
| Total households    | 16,742    | 33,549    | 45,712    |
| # of persons per HH | 2.6       | 2.6       | 2.6       |
| Average HH income   | \$37,279  | \$45,598  | \$52,625  |
| Average house value | \$115,665 | \$120,173 | \$143,792 |

\* Demographic data derived from 2010 US Census

