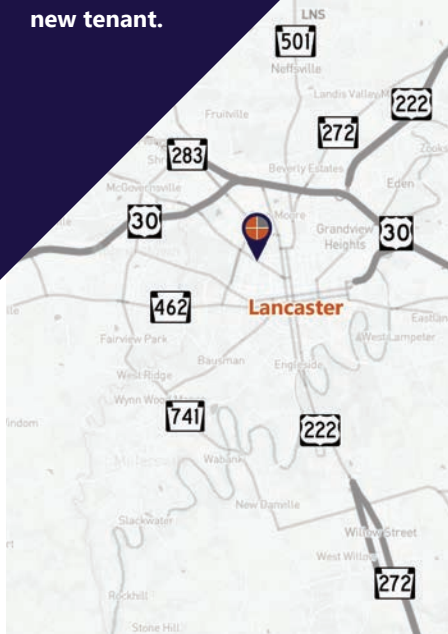


FOR LEASE*

Turn-key restaurant with FF&E located in the urban mixed-use development, College Row at Franklin & Marshall.

*Subject to acceptable financials/credit from new tenant.



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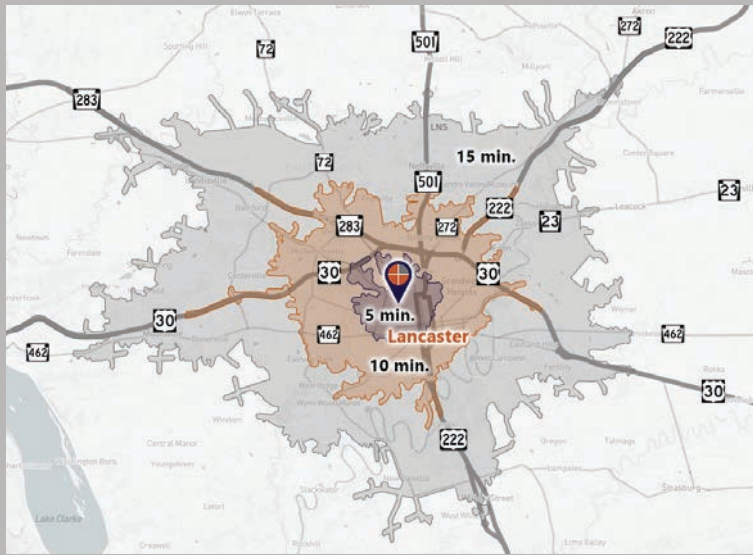
For More Information Call: 717.850.TRUE (8783) | 1018 N. Christian St. Lancaster, PA 17602 | www.TRUECommercial.com

TURN-KEY RESTAURANT/PIZZA SHOP

DEMOGRAPHICS

Variable	College Row Harrisburg Ave. Lancaster		
Travel Distance from Site	5 minutes	10 minutes	15 minutes
Total Population	20,461	97,827	203,956
Population Density (Per Sq. Mile)	6,166.9	4,385.8	2,370.0
Total Daytime Population	31,146	129,143	231,346
Total Households	8,577	38,222	78,838
Per Capita Income	\$41,691	\$38,448	\$43,686
Average Household Income	\$100,762	\$97,734	\$112,398
Average Disposable Income	\$75,502	\$75,055	\$84,540
Aggregate Disposable Income	\$647,582,760	\$2,868,748,955	\$6,664,939,325
Total (SIC01-99) Businesses	1,559	5,923	9,190
Total (SIC01-99) Employees	26,474	95,619	153,159
Total (SIC01-99) Sales	\$2,224,690,774	\$13,105,428,494	\$23,776,042,483
Annual Budget Expenditures	\$764,394,961	\$3,294,255,028	\$7,746,419,059
Retail Goods	\$245,106,377	\$1,066,369,248	\$2,524,233,554

Travel Distance from Site



PROPERTY & MARKET OVERVIEW

A fully-equipped, turn-key restaurant/pizza shop is available at College Row, an upscale mixed-use urban development. This location features approx. 50,000 SF of high-profile retail and office space on the ground level, along with student housing for around 400 residents on the upper floors.

Conveniently situated on the Franklin & Marshall campus, the site offers modern amenities, including two signalized access points and ample surface parking.

College Row is strategically located between the Crossings at Conestoga, Park City Mall, and vibrant Downtown Lancaster, surrounded by a strong mix of affluent residents and daytime employees, as well as a variety of retail, dining, and entertainment options.

Lease includes all furniture, fixtures, equipment (FF&E). Lease requires credit/financial approval by landlord.

PROPERTY DETAILS

- Total Building Size:.....50,000± SF
- Lease Rate:..... \$30.00/SF/NNN
- Lease Term:.....Negotiable
- CAM:.....\$5.50/SF
- Zoning: Mixed Use District
- Parking:..... On-site, Paved, Shared
- Heating:.....Gas FWA
- Cooling:.....Central Air



AVAILABLE SPACE

- Suite 10:..... 2,562 SF

TRAFFIC COUNTS

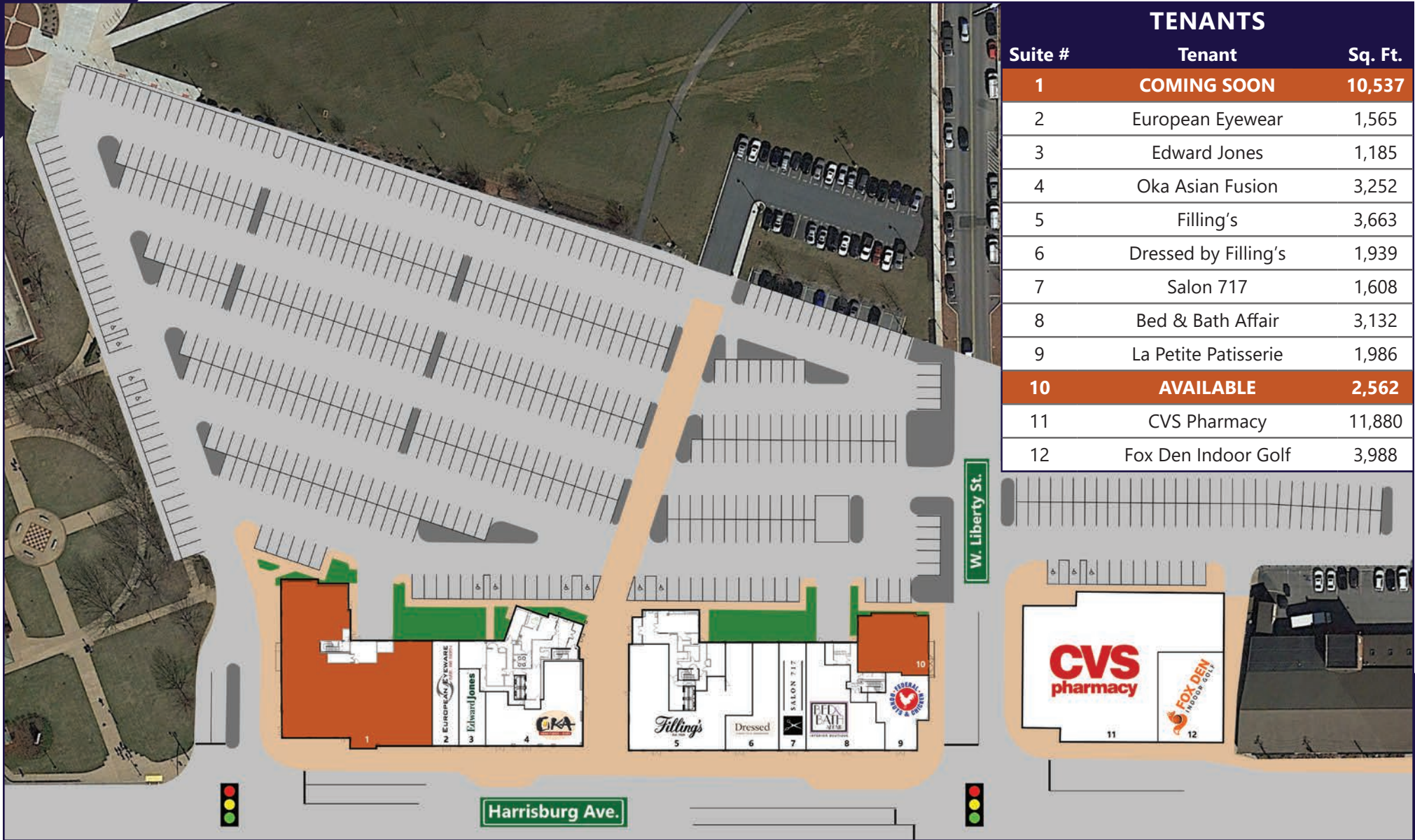
- Harrisburg Ave.: 11,453 VPD
- W. Liberty St./College Ave.: 5,987 VPD



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SITE PLAN | COLLEGE ROW

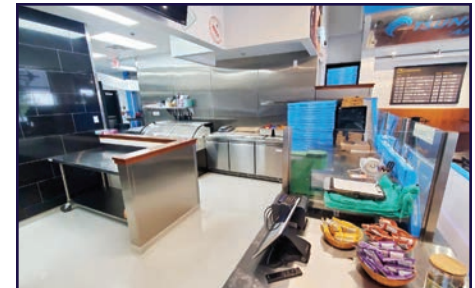
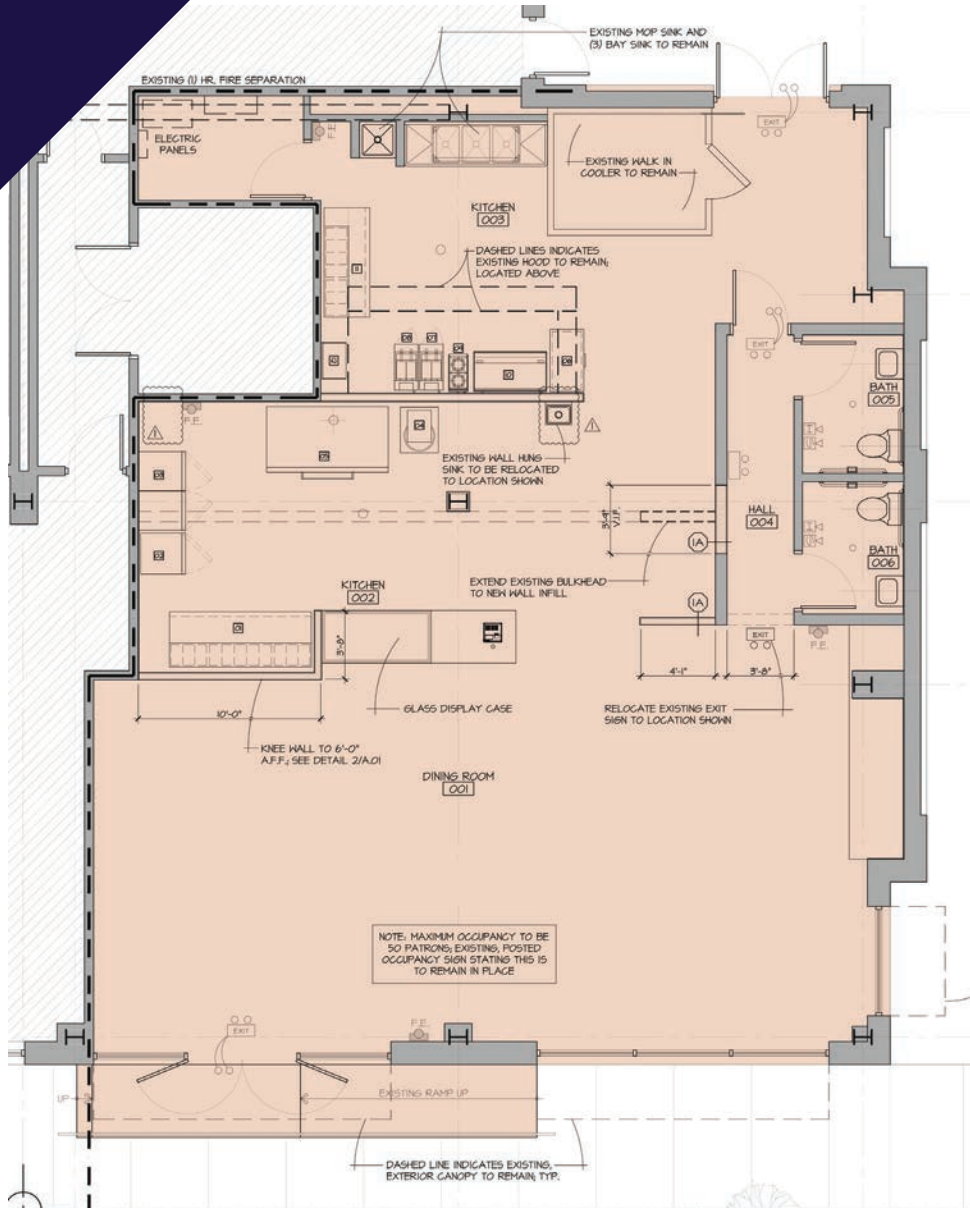


TENANTS		
Suite #	Tenant	Sq. Ft.
1	COMING SOON	10,537
2	European Eyewear	1,565
3	Edward Jones	1,185
4	Oka Asian Fusion	3,252
5	Filling's	3,663
6	Dressed by Filling's	1,939
7	Salon 717	1,608
8	Bed & Bath Affair	3,132
9	La Petite Patisserie	1,986
10	AVAILABLE	2,562
11	CVS Pharmacy	11,880
12	Fox Den Indoor Golf	3,988

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FLOOR PLAN & INTERIOR PHOTOS



Measurements are approximate and not architectural. Tenants must verify all measurements/square footage.

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10 MIN. DRIVE TIME | INFOGRAPHIC DATA

DEMOGRAPHIC SUMMARY

701 Harrisburg Ave. Lancaster, PA

Drive time of 10 minutes

KEY FACTS

104,409
Population



40,845
Households

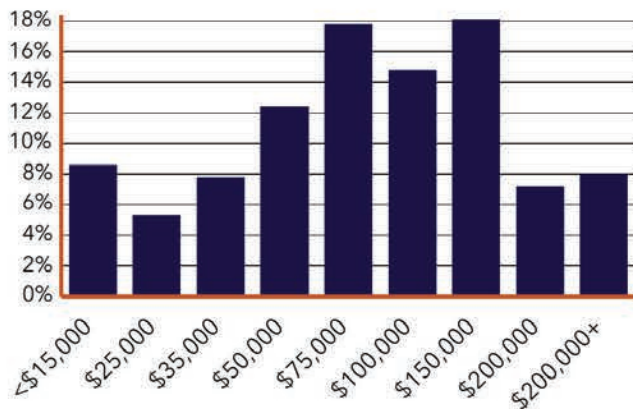
37.1

Median Age

\$57,078

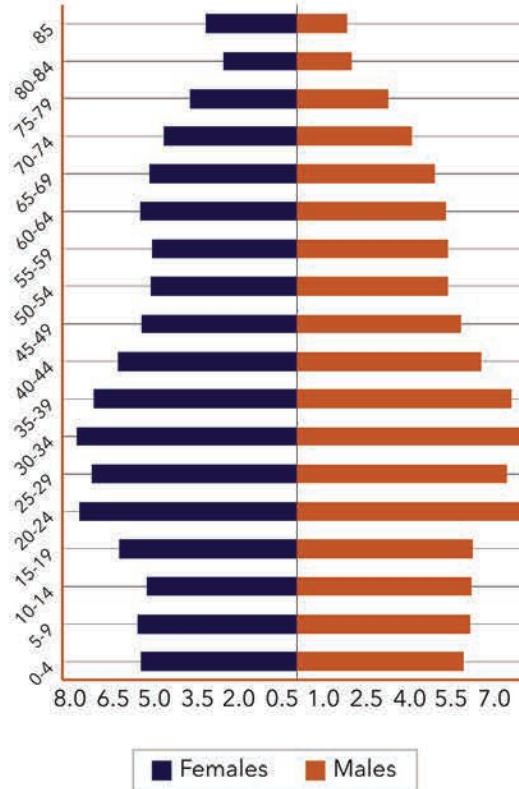
Median Disposable
Income

HOUSEHOLD INCOME



Source: This infographic contains data provided by Esri (2025, 2030), Esri-U.S. BLS (2025), Esri-MRI-Simmons (2025).

AGE PROFILE



INCOME



\$71,779
Median Household
Income



\$36,836
Per Capita
Income



\$117,422
Median Net
Worth

AVERAGE ANNUAL SPEND PER HOUSEHOLD ON EATING OUT



\$1,730
Fast Food
Spending



\$3,307
Restaurant / Fine
Dining Spending



\$544
Alcoholic
Beverages

ANNUAL HOUSEHOLD SPENDING



\$2,040
Apparel &
Services



\$6,160
Groceries



\$191
Computers &
Hardware



\$6,158
Health Care



\$3,290
Entertainment /
Recreation

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ESTABLISHED REGIONAL COMPETITION MAP



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AERIAL DRONE PHOTOS & SITE PHOTO



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AERIAL DRONE PHOTO



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AERIAL DRONE PHOTO



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