



LANDMARK COMMERCIAL REALTY

425 N 21st St., Ste 302, Camp Hill, PA

 (717) 731.1990

 www.LandmarkCR.com

FOR SALE *Turnkey Retail / Restaurant*

**6 TRISTAN DRIVE
DILLSBURG, PA**



6 Tristan Drive, Dillsburg, PA 17019

Former brewery and restaurant for sale



Property Overview

Positioned at the gateway to one of Dillsburg's fastest-growing corridors, this well-known former brewery and restaurant presents a rare opportunity to acquire a fully built-out, purpose-designed hospitality asset with strong local recognition. Adjacent to the new 15North development, the property is poised to benefit from increasing residential density, steady commuter traffic, and growing demand for quality retail and dining options.

This is a unique chance to step into a purpose-built space at the forefront of a high-growth corridor. With the continued momentum of 15North and broader expansion across Northern York County, 6 Tristan Drive is ideally positioned for an operator or investor to capitalize on rising demand and a limited supply of well-located, fully improved retail opportunities.

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Sale Highlights

Sales Price	\$1,295,000
Building Size	± 5,008 SF
Lot Size	1.05 AC
Zoning	Commercial Market/Main
Municipality	Carroll Township
County	York County

Building Highlights

- Full commercial kitchen and bar setup
- Open dining area with strong natural light
- Dedicated brewing/production space (can be repurposed)
- Outdoor potential for patio or gathering space
- Efficient floor plan supporting multiple service concepts
- Well-maintained structure with modern systems



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Location

Situated along Tristan Drive in Dillsburg, this property benefits from both local and regional accessibility.

- Adjacent to 15North, a major new residential and mixed-use development driving traffic to the area
- Easy access to Route 15, connecting to the Maryland state line just south of Gettysburg and continuing north to the New York state line near Lawrenceville.
- Rapidly growing West Shore corridor with expanding rooftops and consumer base
- Limited competition for destination-style dining and experiential retail in the immediate trade area
- Strong daytime and evening population growth from surrounding communities



Ideal Uses

- Craft brewery / taproom revival
- Full-service or fast-casual restaurant
- Event-driven dining concept or entertainment venue
- Specialty retail or adaptive reuse (fitness, food hall, market concept)



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Images



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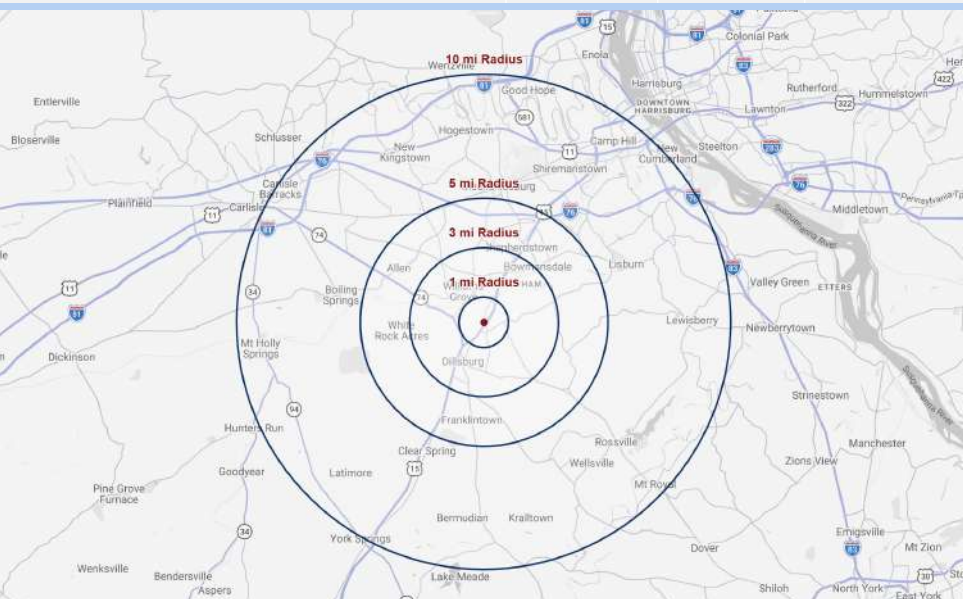
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DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	2,441	22,584	43,939
Households	886	7,302	15,579
Average Household Income	\$131,875	\$126,885	\$135,628
Businesses	101	514	966
Employees	819	4,779	9,280



WHAT'S NEARBY...



LOCATION & DEMOGRAPHICS

Carroll Township, PA offers a highly desirable blend of rural character and modern residential growth, making it one of Northern York County's most attractive communities for both families and new development. The Township has experienced steady expansion in recent years, driven by its quality of life, open space, and proximity to larger employment centers. New housing communities and planned developments continue to shape the area, contributing to a growing and increasingly affluent population that supports local retail, dining, and service-oriented businesses.

Dillsburg, PA serves as the commercial and cultural hub of the surrounding region, known for its small-town charm, strong community identity, and locally supported businesses. The Borough hosts a variety of well-attended events throughout the year, reinforcing its role as a destination within Northern York County. Its historic roots, walkable core, and established consumer base create a stable foundation for retailers and restaurateurs, while ongoing growth introduces new energy and demand into the market.

Together, the Carroll Township / Dillsburg corridor represents a dynamic and evolving trade area characterized by residential expansion, community-focused living, and increasing consumer demand. The introduction of developments such as 15North highlights the area's forward momentum, bringing new rooftops and reinforcing the need for quality retail and dining options. This corridor continues to transition into a more fully realized suburban marketplace, offering operators and investors the opportunity to establish a presence within a growing, underserved, and highly livable region.



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ABOUT LANDMARK

Landmark Commercial Realty - TCN Worldwide is a full service Commercial / Industrial Brokerage firm head-quartered just outside Harrisburg in Camp Hill, Pennsylvania. We primarily focus in the South Central region of Harrisburg, Carlisle, York, Lebanon, Lancaster, Hershey, and State College.

BROKERAGE SERVICES

- Landlord/Seller Representation
- Tenant / Buyer Representation
- Major Project Marketing
- Land Assemblages
- Contract Lease Negotiations
- Build-to-Suit Projects

CONSULTING SERVICES

- Investment Cash Flow Analysis
- Rezoning, Permitting and Approvals
- Portfolio Analysis
- Engineering, Space Planning, Design
- Logistical Supply Chain Analysis
- Feasibility Marketing

MARKET INFORMATION

- Retail Competition Mapping
- Trade Area Studies
- Absorption Studies
- Demographic Analysis

PROUDLY SERVING SOUTH CENTRAL PENNSYLVANIA FOR OVER 30 YEARS



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CARLISLE

STATE COLLEGE

YORK

ALLENTOWN

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HAZLETON

LEBANON

HAGERSTOWN

LANCASTER

CHAMBERSBURG

HERSHEY

Landmark affiliated with TCN Worldwide Real Estate Services in 2013. TCN Worldwide is recognized as one of the industry's most powerful brokerages, ranking 7th in Commercial Property Executive and 9th by National Real estate Investor.

TCN Worldwide is a consortium of independent commercial real estate firms, providing integrated real estate solutions locally and internationally. With commercial real estate professionals serving more than 200 primary and secondary markets worldwide, TCN Worldwide ranks as one of the largest service providers in the industry, consisting of more than 1,500 commercial real estate professionals in 60+ offices, and collectively representing more than \$58.6 billion in annual transaction volume.

As a member of TCN Worldwide platform, Landmark Commercial Realty is able to meet our clients' real estate needs globally by utilizing local expertise while retaining direct control and responsibility, providing a single point of contact.

We offer comprehensive commercial real estate transaction, management and consulting services, all provided with the highest level of corporate accountability and entrepreneurial commitment.



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Landmark Commercial in compliance with all applicable fair housing and equal opportunity laws.