

# Turn Key Restaurant For Lease

202 E Lancaster Ave, Downingtown, PA 19335

**ZOMMICK McMAHON**

Commercial Real Estate Inc.

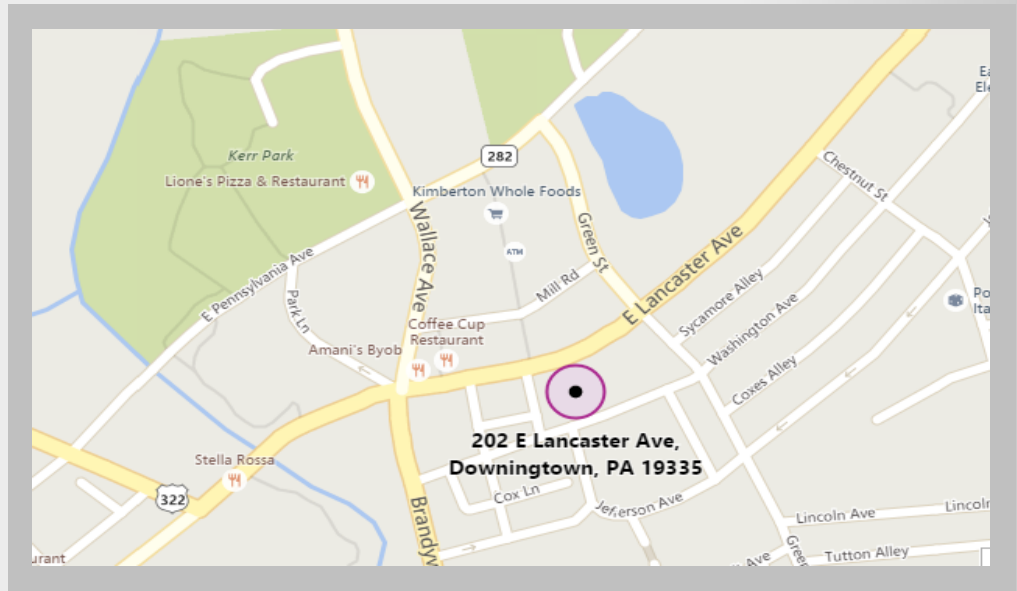
610.359.1100

14,000 SF | Rental Rate: Negotiable

This former firehouse has been beautifully converted into a restaurant/pub. Renovated with top of the line furnishings and fixtures. This is truly a unique property in the heart of Downingtown.

## HIGHLIGHTS:

- **Prominent Downtown Location**
- **+/- 14,000 SF; Divisible**
- **24 On Site Parking Spots, Adjacent Public Lot- 64 Spaces/ Free After 5pm**
- **Huge Fully Equipped Kitchen**
- **2 Floors of Finished Restaurant Space**
- **All Custom Furniture, Fixtures & Equipment Included**
- **Outdoor Seating Potential**
- **Catering Hall Potential**
- **Newly Renovated Building**



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\* The information attached and above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation of it. It is the Buyer/Lessee responsibility to independently confirm its accuracy and completeness. This is not intended to solicit another Broker's listing.

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## Demographics

Income	1-mi.	3-mi.	5-mi.
2015 Household Income: Median	\$66,013	\$86,291	\$95,625
2015 Household Income: Average	\$88,707	\$113,169	\$123,967
Population	1-mi.	3-mi.	5-mi.
2015 Total Population: Adult	6,393	26,376	67,463
2015 Total Daytime Population	8,684	39,735	95,936
2015 Total Employees	5,116	22,819	52,034

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# **BUILDING DIMENSIONS**

**All gross measurements are from outside walls. The unfinished areas are from interior walls.**

## **First floor:**

**Gross 6,909 SF (includes entrance foyer, staircases, and elevator shaft. Does not include walk-in coolers as they are trade fixtures.)**

**Unfinished room 1,638 SF (where the 6 hotel rooms were supposed to go)**

## **Second floor:**

**Gross 6,379 SF**

**Unfinished 3,113 SF (includes two bathrooms, service station bar overlooking banquet, and the large banquet room)**

## **Partial third floor mezzanine:**

**Gross 1,575 SF**

**Entirely unfinished, same at 1,575 SF**

## **Summary:**

**Total gross 14,863 SF**

**Total unfinished 6,326 SF, or 43% of the building roughly**

## **Other Measurements:**

**Full basement has same floorplan as first floor, so 6,909 SF**

**Small rooftop deck above the one-story portion next to Colonial Electric is 530 SF**

**Large rooftop deck 1,907 SF**

**Walk-in coolers 324 SF**

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## ABOUT ZOMMICK McMAHON COMMERCIAL REAL ESTATE

Zommick McMahon Commercial Real Estate, Inc. has been a Metro Philadelphia Area staple since its inception in 1949. The Company was founded by Joseph Zommick, and continues today with Ryan McMahon and his highly experienced staff, whom are all results-oriented professionals. Zommick McMahon Commercial Real Estate, Inc. has devoted Real Estate Specialists in the areas of Investment, Office, Retail, Industrial, as well as extensive experience in all areas of Development.

### SOME OF OUR SATISFIED CLIENTS

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- Walgreen's Drugs
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- Exxon/Mobil Oil Company
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- Iron Hill Brew Company
- Sun East Federal Credit Union
- Dunkin Donuts
- Royal Farms
- Rite Aid
- CVS
- Wawa
- WSFS Bank
- Primo Hoagies



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