

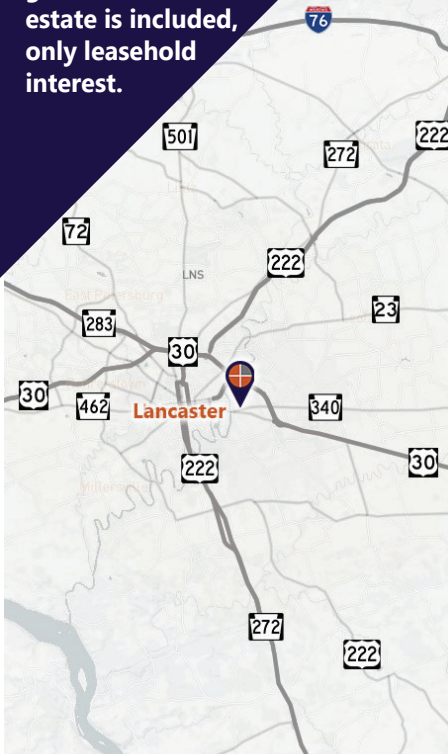
# RESTAURANT BUSINESS AVAILABLE

East Lampeter Township | Lancaster County

1655 Old Philadelphia Pike Lancaster, PA 17602

## BUSINESS FOR SALE

Sale is for the business only, including all FF&E (furniture, fixtures, equipment), trade name, and goodwill. No real estate is included, only leasehold interest.



**Marisa Benjamin**  
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marisa@truecommercial.com

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

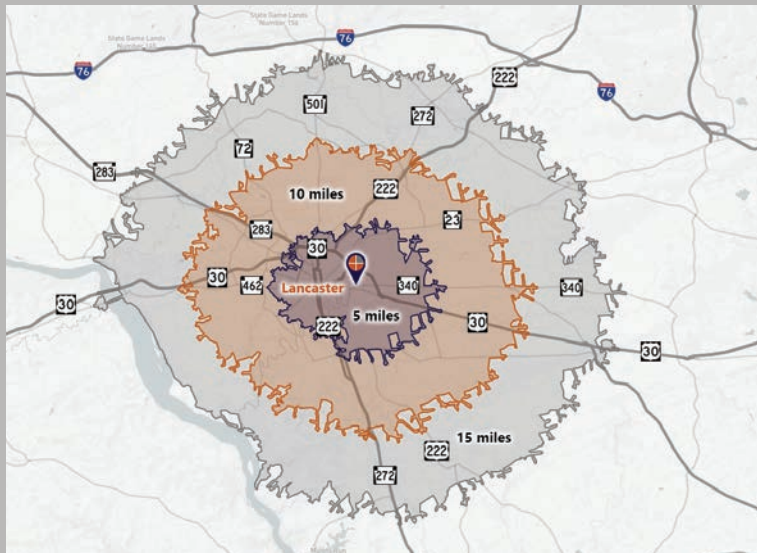
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# RESTAURANT BUSINESS AVAILABLE

## DEMOGRAPHICS

| Variable                               | 1655 Old Philadelphia Pike<br>Lancaster, PA 17602 |               |               |               |
|--|---|---------------|---------------|---------------|
|  | Travel Distance from Site                         | 5 miles       | 10 miles      | 15 miles      |
| Total Population                       |   | 125,714       | 272,686       | 421,097       |
| Population Density (Pop per Sq. Mile)  |   | 2,715.4       | 1,299.6       | 879.5         |
| Total Daytime Population               |   | 149,441       | 296,797       | 439,114       |
| Total Households                       |   | 48,652        | 103,985       | 160,551       |
| Per Capita Income                      |   | \$40,109      | \$44,774      | \$43,184      |
| Average Household Income               |   | \$103,493     | \$116,707     | \$112,751     |
| Average Disposable Income              |   | \$78,745      | \$87,492      | \$85,164      |
| Total (SIC01-99) Businesses            |   | 6,030         | 12,017        | 17,936        |
| Total (SIC01-99) Employees             |   | 101,163       | 187,323       | 263,824       |
| Meals at Restaurants/Other             |   | \$171,397,679 | \$403,262,186 | \$596,313,234 |
| Went to Breakfast at Family Restaurant |   | 12,687        | 28,204        | 43,180        |
| Went to Lunch at Family Restaurant     |   | 17,834        | 39,719        | 61,893        |
| Went to Dinner at Family Restaurant    |   | 46,698        | 104,681       | 162,322       |

## Travel Distance from Site



## PROPERTY & MARKET OVERVIEW

Bridgeport Family Restaurant is a well-known, long-standing neighborhood restaurant with a loyal customer base. It is located along the highly traveled Old Philadelphia Pike in East Lampeter Township and is known for its delicious food, excellent service, reasonable prices, and pleasant atmosphere. The restaurant is housed in a 3,653± SF free-standing building and can accommodate over 150 guests across multiple dining areas and a counter service. The kitchen staff, with years of experience, consistently delivers high-quality food, while the front-of-house team provides excellent service.

Please take note of the following details: The sale includes the business, furniture, fixtures, and equipment (FF&E), trade name, and goodwill. This offers a turn-key opportunity to capitalize on the existing business while adding dinner to the menu to fully take advantage of potential growth opportunities. The Bridgeport Family Restaurant is conveniently located in front of the HACC (Harrisburg Area Community College) Lancaster Campus, which has over 8,900 full-time and over 3,000 part-time students and faculty, along with a U-Gro Learning Center. Additionally, High Steel is located less than a mile from the restaurant. The surrounding area features strong national retailers such as Weis, Dollar General, Burger King, Turkey Hill, Advance Auto Parts, and CVS Pharmacy.

100% turn-key sale; all assets included. Walk in, start cooking and serving the community on day one. Real estate not included, only leasehold interest.

Please do not contact the restaurant or employees, direct all inquiries and questions to Marisa Benjamin at 717-615-1665.

Financials are available after signed NDA is completed.



## PROPERTY DETAILS

- Total Building Size:..... 3,653 SF
- Sale Price: .....\$249,900
- Zoning: .....Mixed Use
- Parking:.....Paved, Shared
- Heating & Cooling:.....Mini-Splits
- Water/Sewer:.....Public

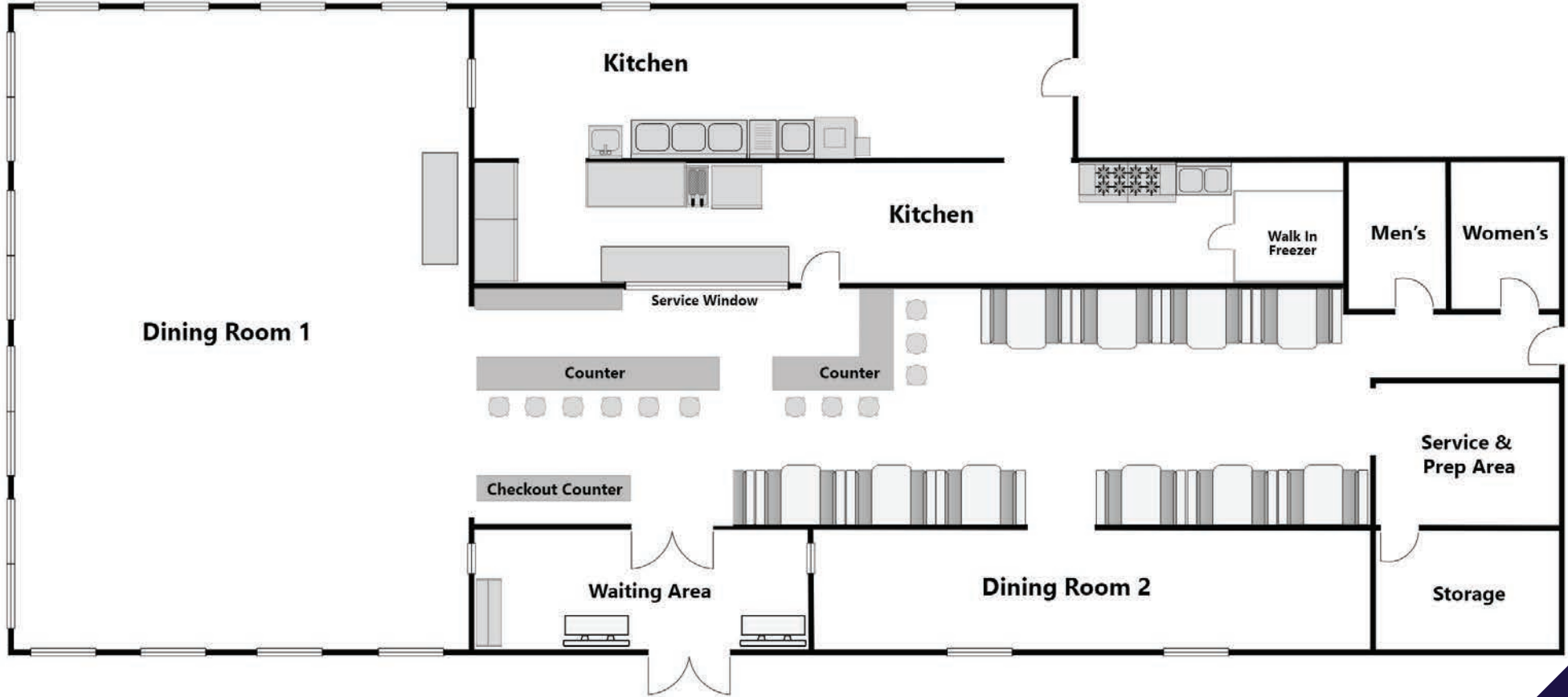
## TRAFFIC COUNTS

- Old Philadelphia Pike:..... 10,475 VPD
- Lincoln Hwy./Route 462:..... 10,705 VPD

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# RESTAURANT | FLOOR PLAN



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# INTERIOR PHOTOS | ENTRY & DINING AREAS



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# INTERIOR PHOTOS | KITCHEN & BACK AREA



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# EXTERIOR PHOTOS



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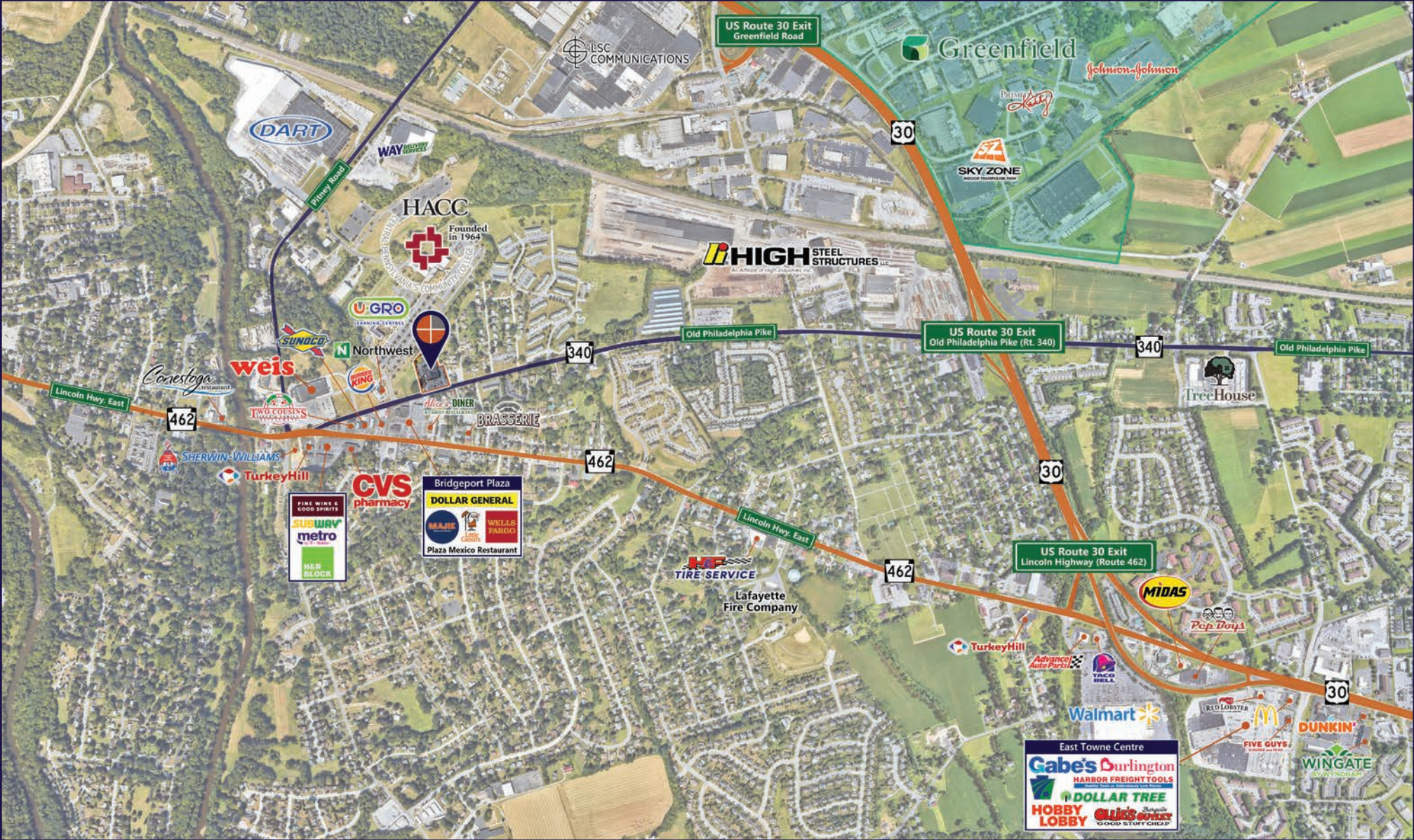
# AERIAL PHOTO



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# ESTABLISHED REGIONAL AREA MAP



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