

HOWARD HANNA

REAL ESTATE SERVICES

Commercial Property For Sale \$1,150,000



Multi-Tenant Office: 5,357 SF

Restaurant Space: 8,882 SF

Substantial Parking

2305 WILMINGTON RD. NEW CASTLE PA 16105 Property Description

2305 Wilmington Road is a well-located property zoned C-1 situated on approximately 1.07 acres along Wilmington Road (State Route 18), a primary north-south arterial corridor serving Neshannock Township and the greater New Castle market. The property includes a two-story restaurant structure with a combined gross building area of approximately 8,882 SF, situated directly behind the restaurant is a free-standing fully leased multi-tenant office building with a gross square footage of 5,357. Bonus Opportunity exists with two additional residential parcels adjacent and owned by the same owner. Residential properties are fully leased.

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2305 WILMINGTON RD.
NEW CASTLE PA 16105

Market/Traffic Summary

Property: 2305 Wilmington Road, Neshannock Township, Lawrence County, PA 16105

Listing Price : \$1,150,000

Market Position & Area Demographics

Neshannock Township is a stable, suburban market immediately north of the City of New Castle with a 2020 population of approximately 9,843 residents and over 4,180 households. Median household income in the township is reported at approximately \$96,167, well above many surrounding communities, supporting continued demand for service-oriented retail and dining uses. The township is strategically positioned along Route 18, which serves as the primary commercial corridor connecting New Castle with Interstate 376 and regional employment centers.

Traffic & Accessibility

Wilmington Road (PA Route 18) is a heavily traveled arterial connecting New Castle to I-376 and major retail nodes. Traffic Counts at this intersection average 16,600 vehicles per day, supporting strong visibility and drive-by exposure for retail and restaurant concepts. The subject property also benefits from proximity to: Interstate 376 – approximately 2 miles, Downtown New Castle – less than 1 mile, Regional retail clusters along Route 18 and West State Street.

Property Facts

Sale Type: Investment or Owner Occupier

Property Subtype: Restaurant/Office

Building Class: B

Price: \$1,150,000

Tenancy: Multiple

Zoning: C-1

Frontage: 193 Ft.

Property Type: Retail/Office

Building Size: BLDG 1: 8,882 SF

BLDG 2: 5,357 SF

Year Built: 1991

Price Per SF: \$80.76/SF

GOI: BLDG 1: \$78,000/yr

BLDG2: \$51,600/yr

Lot Size: 1.07 Acres





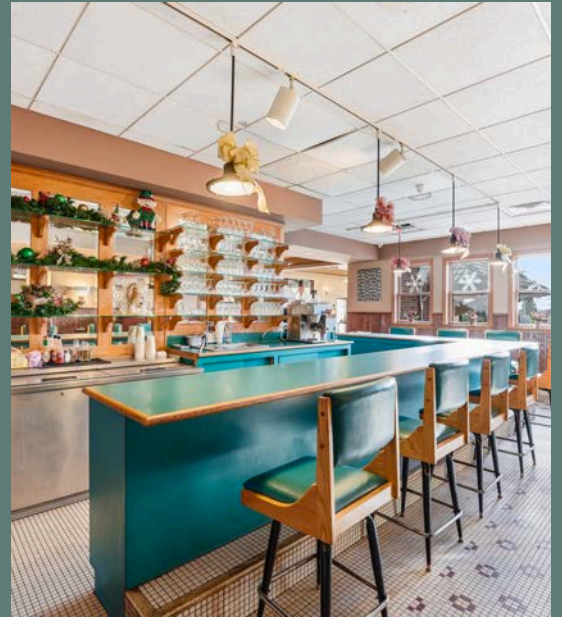
2305 WILMINGTON RD.
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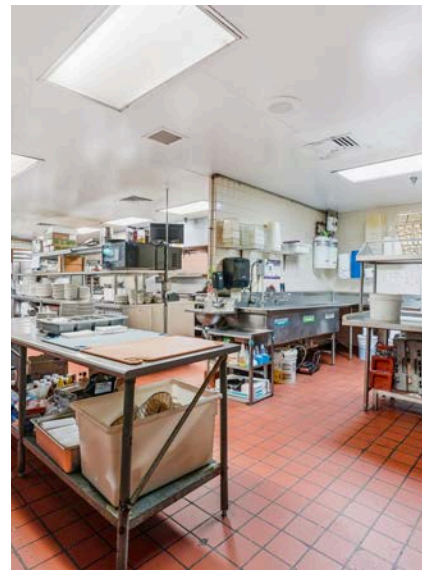
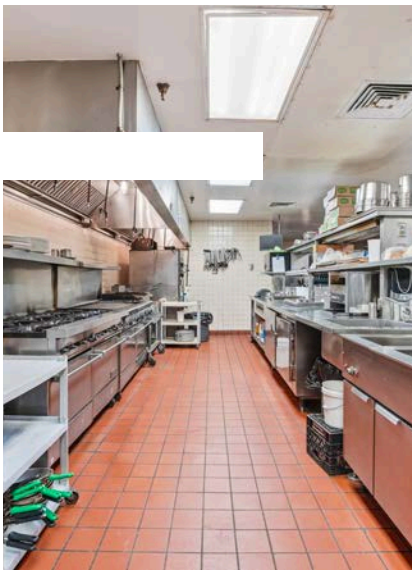
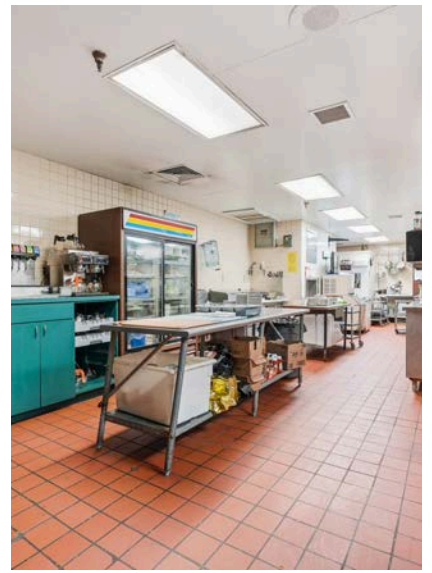
Site Characteristics

Property: 2305 Wilmington Road, Neshannock Township, Lawrence County, PA 16105
Listing Price : \$1,150,000

Property Identification:	2305 Wilmington Road, Neshannock Township, PA 16105
Owner(s) of Record:	Konstantinos & Aristeia Papazekos
Recording:	Instrument #2000-014605
Date of Last Sale:	12/27/2000
Tax Identification:	Parcel ID # 25-2411-164
Present Use:	Restaurant, Banquet and Office
Zoning	C-1 Limited Commercial District
Flood Plain Information:	Located in Zone X which is NOT a flood hazard area
Site Size:	Approx 1.07 acres
Gross Building Size(s):	Restaurant 8,882 square feet + Office 5,357 square feet
Utilities:	All public utilities available and connected to the site including City Water and City Sewage
Topography:	Level at the grade of Wilmington Rd. and W. Meyer Ave. The site has a gentle slope from North to South.
Access:	The site is accessed from Wilmington Road (Route 18). Parking is off street w/ asphalt paved parking areas surrounding existing buildings except for the North side of Restaurant building.
Landscaping:	The subject has landscaping primarily around the perimeter of the restaurant building.







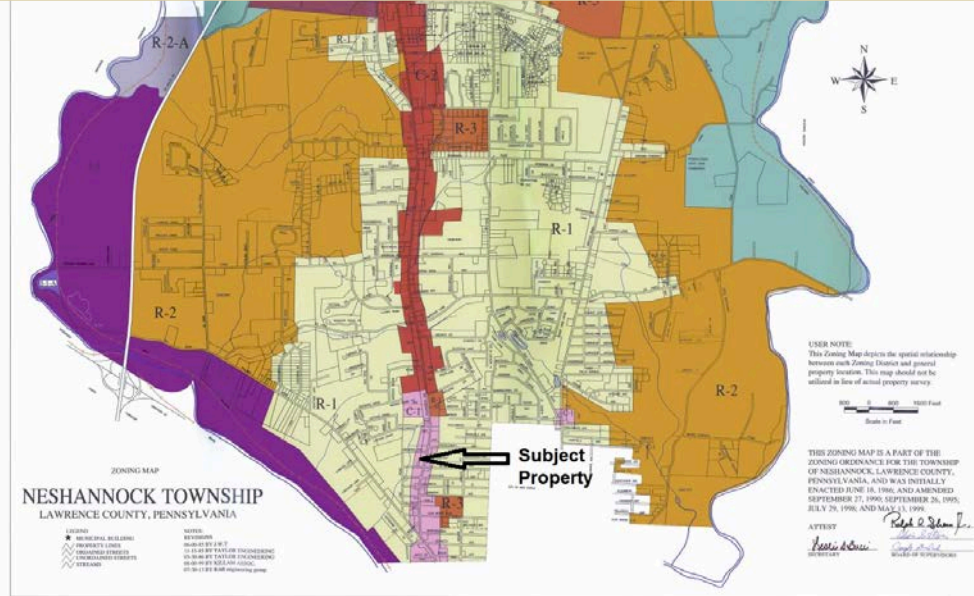
KITCHEN





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Zoning Map



Neighborhood Description

Neshannock Township is township in Lawrence County, Pennsylvania, United States. The population was 9,843 at the 2020 census. According to the US Census Bureau, the township has a total area of 17.4 square miles, of which 17.3 square miles is land and .1 square miles is water.

As of the census of 2000, there were 9,843 people which represents a 2.4% increase over 2010. There were 4,180 households residing in the township. The population density was over 580 inhabitants per square mile. There were 3,978 housing units at an average density of 229.6 per square mile.

Census	Population	% +/-
2000	9,216	-----
2010	9,609	4.30%
2020	9,843	2.40%
U.S. Decennial Census		





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New Castle Office:

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