

FOR LEASE

3063 Lincoln Highway East
Paradise, Leacock Twp, Pennsylvania

Historic Revere Tavern

Restaurant & Banquet Facility

Liquor License Available at Additional Cost



- Located in the heart of Lancaster County's tourism area, the Historic Revere Tavern has served Lancaster County and its visitors for generations
- Based on a recent "Lancaster County Visitor Economy" report completed in May 2023, an estimated 9.77 million visitors to Lancaster County directly spent \$2.45 billion in 2022 (representing gains of 7.1% and 15.5%, respectively, over 2021), creating a total tourism impact of \$3.26 billion in the county
- Built in 1740 and once owned by President Buchanan, this historic establishment is ready for a new restaurant owner. The tavern is part of a hotel complex which includes a highly rated Best Western motel and renowned Magic and Wonder Theatre



320 Granite Run Drive, Suite 305
Lancaster, PA 17601
Office: (717) 431-8300
www.Compass-PA.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. All financial projections are estimates only. Results not guaranteed.

For additional information or to schedule a tour, please contact us!

Deepa Balepur, Realtor®
Cell: (717) 808-3531
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Historic Revere Tavern

Paradise, Leacock Twp, Pennsylvania

Site Summary

Address:	3063 Lincoln Hwy E Paradise, PA 17562
Municipality:	Leacock Twp, Lancaster County
Leasable Area:	First Floor ± 12,195 SF Second Floor ± 1,942 SF Partial Basement ± 2,380 SF Sandwich Shop ± 936 SF Total Area ± 15,073 SF
Parking Area:	100+ vehicle spaces
Zoning:	(C-2) Commercial
Year Built/Renovated	1740/1970-1980s
Utilities	On-site water & public sewer
HVAC	(8) Electric heat pumps; Central air
Roof	Built-up composition with asphalt shingle mansard; Frame truss with asphalt shingle
Lease Rate:	\$8,000/month + utilities *Liquor License available at additional cost

The original building, dating to 1740, is two story with dining and lounge areas. The one story section to the rear contains a state of the art, spacious commercial kitchen, elegant dining rooms, historic bar areas, spacious banquet rooms (one with a large stage with two dressing rooms) and laundry. These sections were added in 1970's and 1980's.

The first floor has a bar room with exposed stone walls, large copper hood over bar area and a gas fireplace. The dining room has two gas fireplaces.

The attached coffee/ snack shop is a one-story, self contained unit.

On the west side is the office for the lodging facilities and a laundry which services the entire facility. On the east side is the large dining room. The main kitchen is in the center of the building. The rear section of the building is the main banquet room with a separate bar, two wood burning fireplaces.

A recently remodeled outdoor patio is well suited for beautiful outdoor dining or a beer garden! There is plenty of on-site parking.



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Location



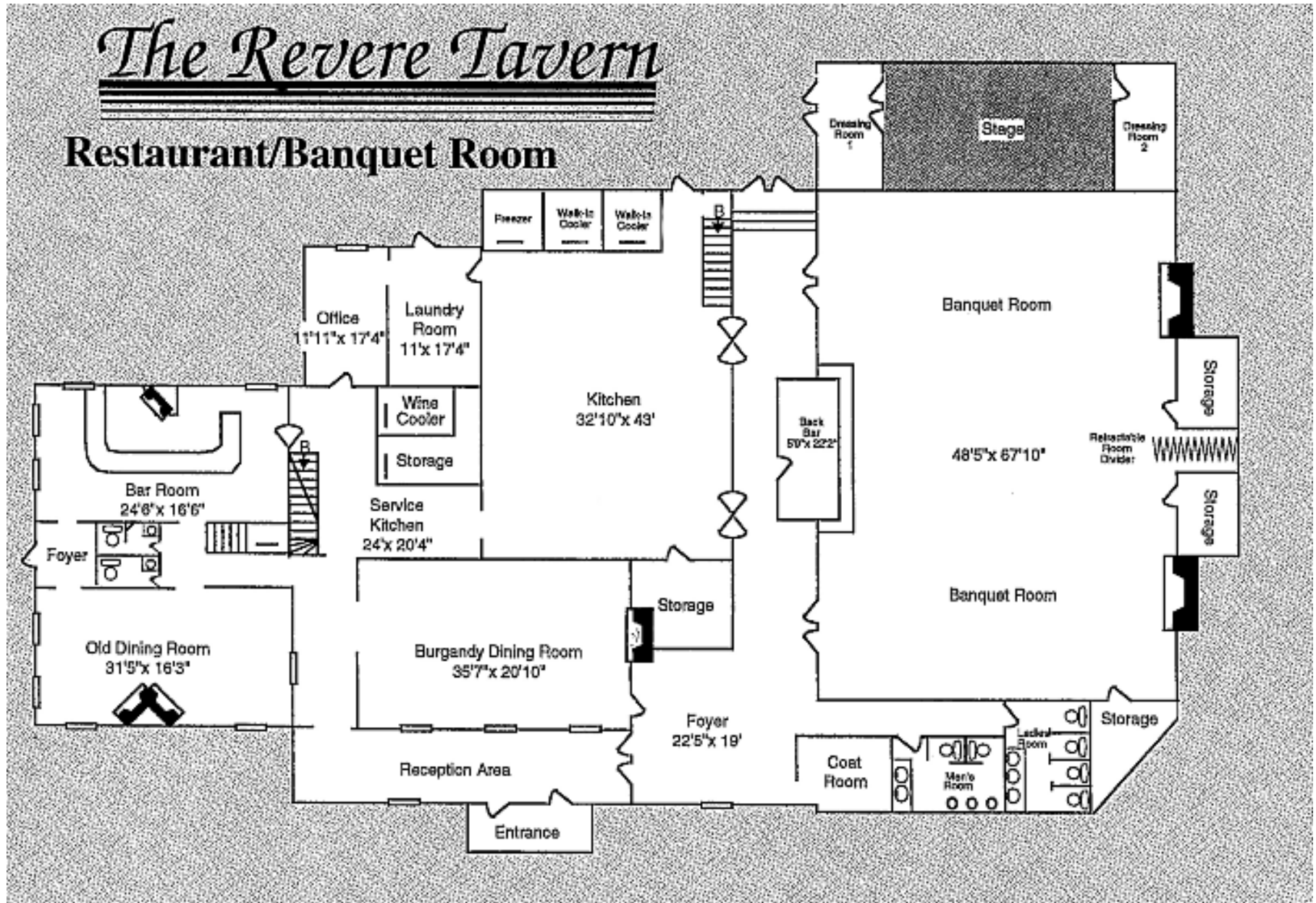
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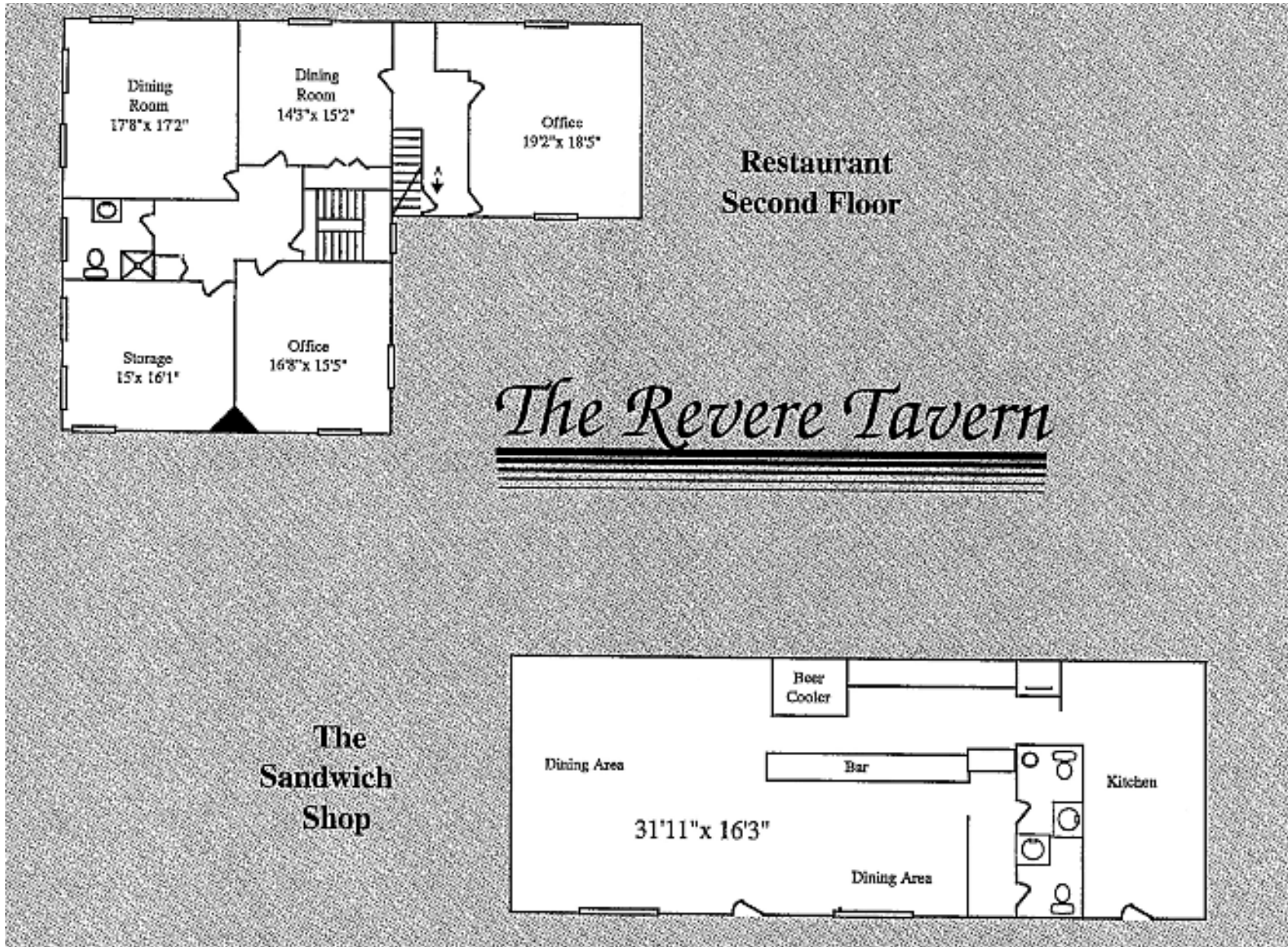
Floor Plan



Historic Revere Tavern

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Floor Plan



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Photos



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PURPOSE OF ZONE

The purpose of the (C-2) Commercial Zone is to provide for locally based commercial and retail needs in the Gordonville area and, therefore, generally permits those enterprises which may be supported by the local population and satisfactorily served by the existing transportation network.

USES PERMITTED BY RIGHT

- A. One new dwelling unit when in combination with a business use.
- B. Municipal buildings and uses
- C. Firehouses and similar public buildings
- D. Business and professional offices.
- E. Day-care facilities
- F. Banks and other financial institutions.
- G. Museums.
- H. Medical and dental clinics.
- I. Funeral homes
- J. Confectionery and bakery shops.
- K. Personal service shops.
- L. Retail shops up to 10,000 GSF of floor area, including shops with demonstration/exhibition areas related to the production of the product(s) being sold on the premises.
- M. Self-service laundromats
- N. Nursery and garden centers
- O. Outdoor sales and display
- P. New restaurants with seating for 250 or less or expansions of existing restaurants to a cumulative number of seats of 250 or less
- Q. New hotels or motels containing 10 rooms or less or expansions of existing hotels or motels that add less than 10 additional rooms
- R. Taverns
- S. Shops for contractors and craftsmen (i.e., electrician, plumber, blacksmith, etc.), subject to the provisions of § 310-235.
- T. Elder cottage housing units on lots of five acres or greater
- U. Vacation rental houses
- V. No-impact home-based businesses
- W. Domestic pets; provided, however, that kennels shall not be permitted.
- X. Alternative energy sources
- Y. Forestry
- Z. Accessory uses incidental to the above permitted uses.
- AA. Signs

SPECIAL EXCEPTION USES

The following uses are permitted when special exceptions are granted by written approval of the Zoning Hearing Board. In granting any special exception, the Board may attach such reasonable conditions and safeguards, in addition to those expressed in this chapter, as it may deem necessary to implement the purposes of this chapter.

1. Single-family detached dwellings
2. Conversion apartment houses, not to exceed three units in the structure
3. Apartments/townhouses
4. Churches, synagogues and other places of worship, provided that the use does not exceed five acres
5. Schools (including all types of commercial schools)
6. Nursing, rest or retirement homes
7. Bed-and-breakfast establishments
8. Outdoor flea markets
9. Veterinary office and animal hospital, but not including kennels
10. Indoor recreation facilities
11. Outdoor recreation facilities
12. Amusement arcades
13. Indoor theaters and auditoriums
14. Miniature golf
15. Motor vehicle sales
16. Vehicle garages, vehicle service stations, vehicle repair, vehicle body shops and vehicle washes
17. Vehicle fueling stations
18. Convenience stores.
19. Mini warehouses
20. Home improvement and building supply stores
21. Parking lots as principal uses
22. Parking at off-site locations
23. Warehouses accessory to permitted retail use
24. More than one new dwelling unit when in combination with a business use
25. Double-family dwellings
26. Elder cottage housing units on lots of less than five acres
27. Home occupations
28. Off-premises advertising signs
29. Bus shelters, related uses
30. Accessory buildings and uses customarily incidental to the above uses.

CONDITIONAL USES

The following uses are permitted when conditional uses are granted by written approval of the Board of Supervisors. In granting any conditional uses, the Board may attach such reasonable conditions and safeguards, in addition to those expressed in this chapter, as it may deem necessary to implement the purposes of this chapter.

- A. Retail shops with no size limitation, including shops with demonstration/exhibition areas related to the production of the product(s) being sold on the premises.
- B. New restaurants with seating for more than 250 or expansions of existing restaurants to a cumulative number of seats of more than 250
- C. New hotels or motels containing more than 10 rooms or expansions of existing hotels or motels that add 10 or more additional rooms
- D. Nightclubs and similar places of entertainment
- E. Community rehabilitation facilities/halfway houses

PROHIBITED USES

The following uses are specifically prohibited within the (C-2) Commercial Zone:

- A. Any process of manufacture, assembly or treatment which is not clearly incidental to a retail business conducted on the premises or which normally constitutes a nuisance by reason of odor, noise, dust or smoke, even if incidental to a retail business conducted on the premises.
- B. Lumber and coal yards, building material storage yards, contractor's equipment storage yards, and commercial warehouses, except where these uses are within a completely enclosed structure.