

FOR SALE

4,600 +/- SF Office Building
located in the Leader
Heights Professional
Center.



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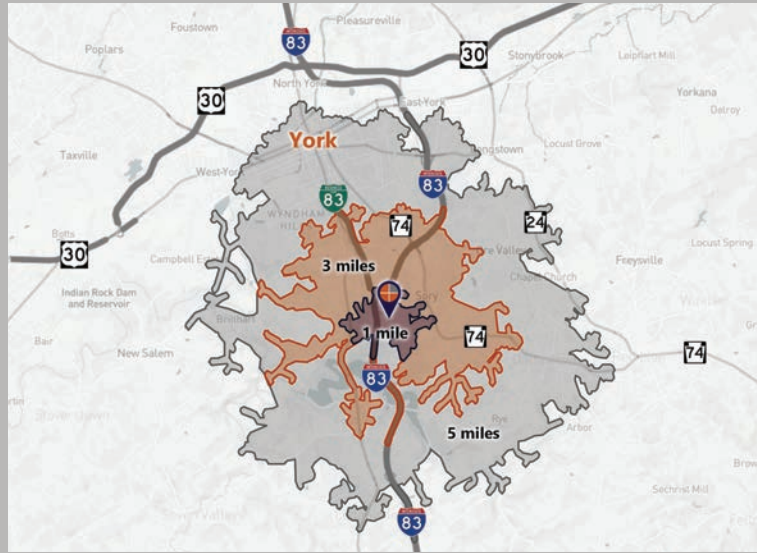


PROFESSIONAL OFFICE BUILDING

DEMOGRAPHICS

Variable	1938 Security Drive York, PA 17402			
	Travel Distance from Site	1 mile	3 miles	5 miles
Total Population		1,107	15,017	88,629
Population Density (Pop per Sq. Mile)		823.0	1,349.1	2,127.0
Total Daytime Population		2,474	19,298	101,406
Total Households		474	6,320	33,588
Per Capita Income		\$37,209	\$39,912	\$27,344
Average Household Income		\$87,486	\$96,189	\$71,855
Average Disposable Income		\$67,351	\$72,335	\$55,454
Total (SIC01-99) Businesses		46	718	2,979
Total (SIC01-99) Employees		1,319	11,520	51,070
Total (SIC01-99) Sales (\$)		\$68,391	\$1,426,519	\$5,111,906
Medical Services - Physician		\$127,998	\$1,854,137	\$7,305,533
Health Insurance		\$1,922,542	\$27,953,223	\$109,098,908
Health Care		\$2,910,569	\$42,342,411	\$164,618,776

Travel Distance from Site



PROPERTY & MARKET OVERVIEW

4,600 +/- SF Professional Office Building in the Leader Heights Professional Center. Site was the former OSS Internal Medicine Office location. Conveniently located off of Leader Heights Road right near Interstate-83. Leader Heights Professional Center is a mix of both medical and professional office buildings.

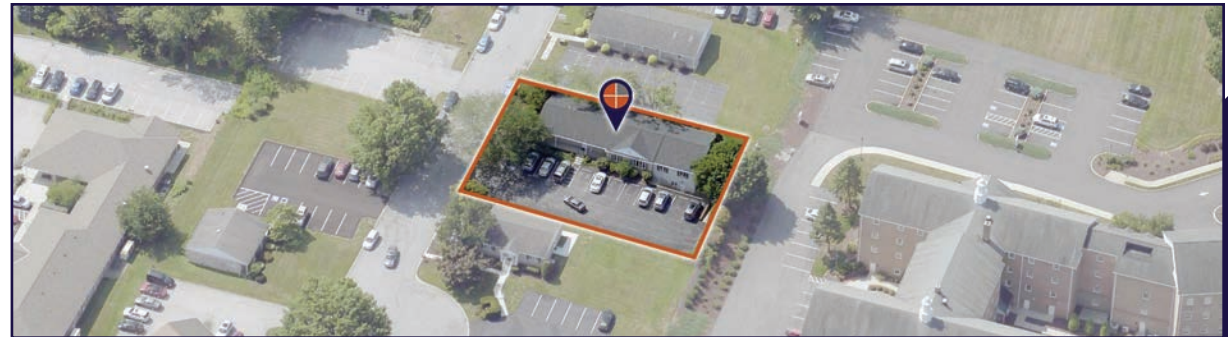
The building consists of an upper and lower level comprised of a waiting room/reception, office area, exam rooms, restrooms, a breakroom, and storage.

PROPERTY DETAILS

- Total Building Size:..... 4,600 +/- SF
- Sale Price:..... \$419,000
- Zoning:..... Commercial - Office
- Date Available:..... July 1, 2020
- Parking:..... On-Site, Paved
- Year Built:..... 1978
- Roof Type:..... Asphalt Shingle
- Construction:..... Brick
- Heating:..... Electric
- Cooling:..... Central Air
- Water:..... Public
- Sewer:..... Public

TRAFFIC COUNTS

- Leader Heights Road: 12,177 VPD



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ESTABLISHED REGIONAL COMPETITION MAP



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INTERIOR PHOTOS & BUILDING PHOTOS

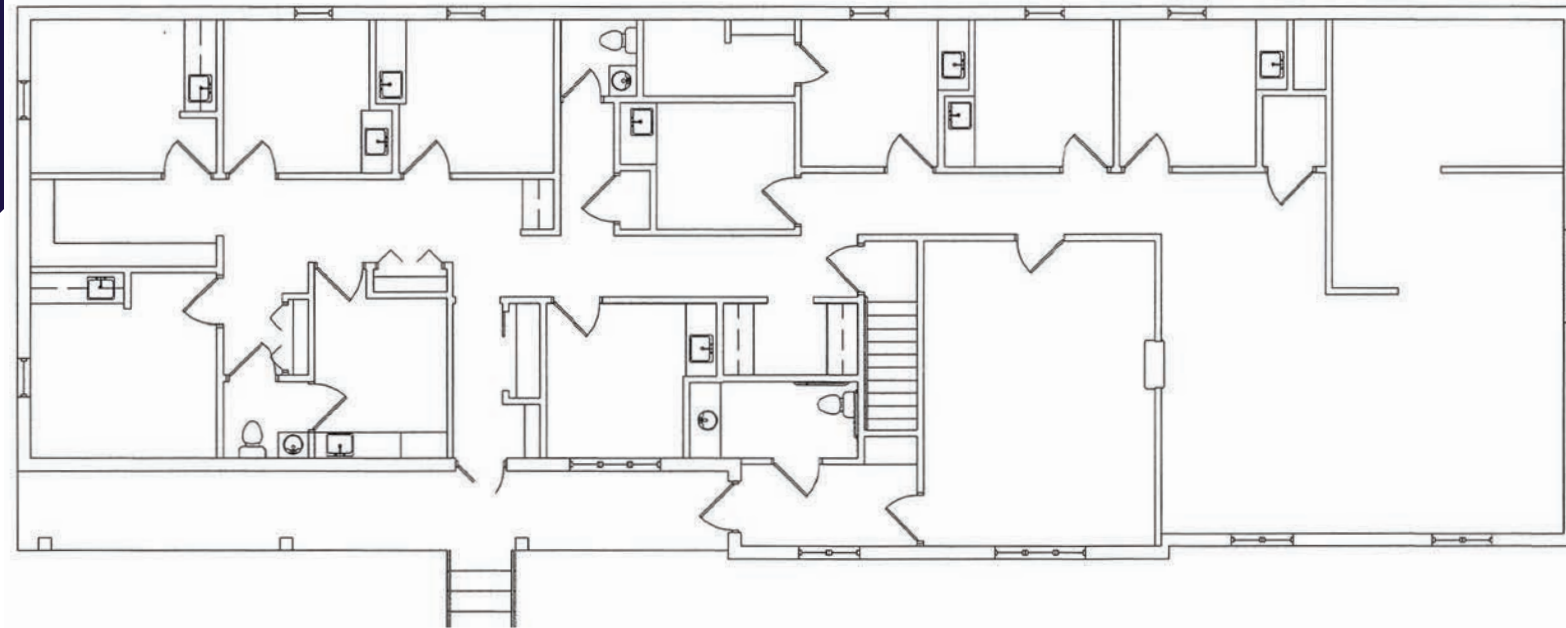


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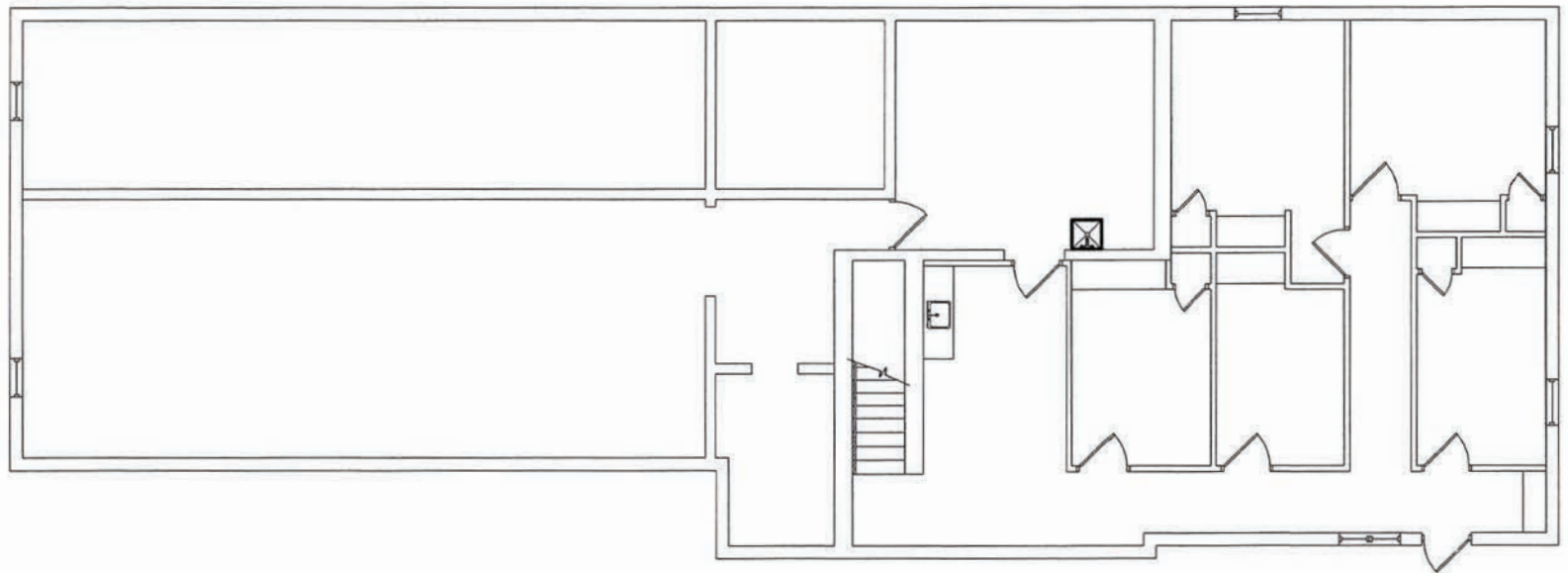


FLOOR PLANS



Main Floor

Lower Level



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