

FOR SALE - COMMERCIAL SHOWROOM

High Traffic Location along Route 30 / West Market Street

West Manchester Township | York County

GLA: 9,876 SF



4370 West Market St. York, PA 17408

Site and Location Highlights

Site consists of a free-standing commercial showroom and pole building on 2.63 acres along Route 30/Route 462 in West Manchester Township, York County.

The building features outstanding exposure to over 33,000 vehicles per day with large pylon signage, and full-motion access.

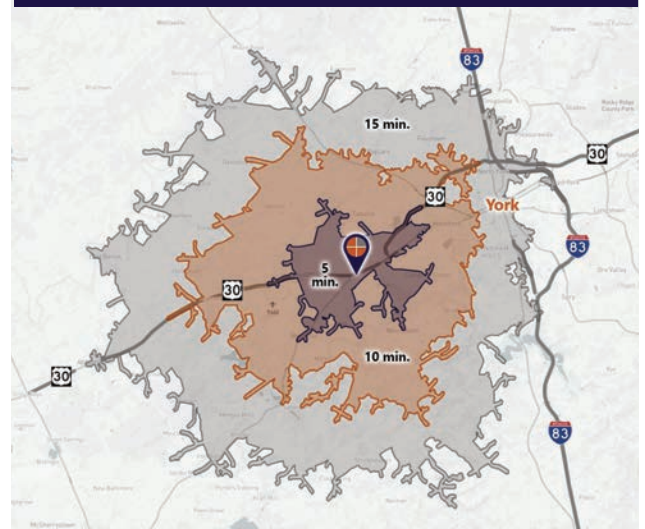
The property is zoned Local Commercial, providing many possibilities for adaptive reuse such as office, retail, restaurant, banks, personal services, medical/dental, and veterinarians.

Property Highlights

- List Price.....\$414,000
- Lot Size (Ac.).....2.63 Acres
- Zoning LC - Local Commercial Zone
- Traffic Count - W. Market St/Route 30.....33,963 VPD

Variable		4370 West Market St. York, PA 17408		
Travel Distance from Site		5 minutes	10 minutes	15 minutes
Total Population		5,619	56,257	128,650
Population Density (Pop per Sq. Mile)		514.4	923.1	881.8
Total Daytime Population		7,178	49,596	133,454
Daytime Pop. Density (Pop per Sq. Mile)		657.2	813.8	914.7
Total Households		2,188	22,110	49,127
Per Capita Income		\$29,489	\$28,500	\$28,304
Average Household Income		\$74,615	\$72,332	\$73,719
Average Disposable Income		\$59,117	\$57,323	\$57,692
Total (SIC01-99) Businesses		233	1,524	3,940
Total (SIC01-99) Employees		3,937	22,063	65,472
Total (SIC01-99) Sales (\$000)		\$1,401,520	\$4,437,911	\$9,545,779
Annual Budget Expenditures		\$140,319,193	\$1,377,335,573	\$3,117,685,399
Retail Goods		\$42,460,774	\$412,582,764	\$928,483,372
Food Away from Home - Restaurants		\$6,512,228	\$64,504,986	\$146,288,338

Travel Distance from Site



FOR MORE INFORMATION CALL 717.850.TRUE (8783)

Ben Chiaro, CCIM

Cell: 717.683.3316

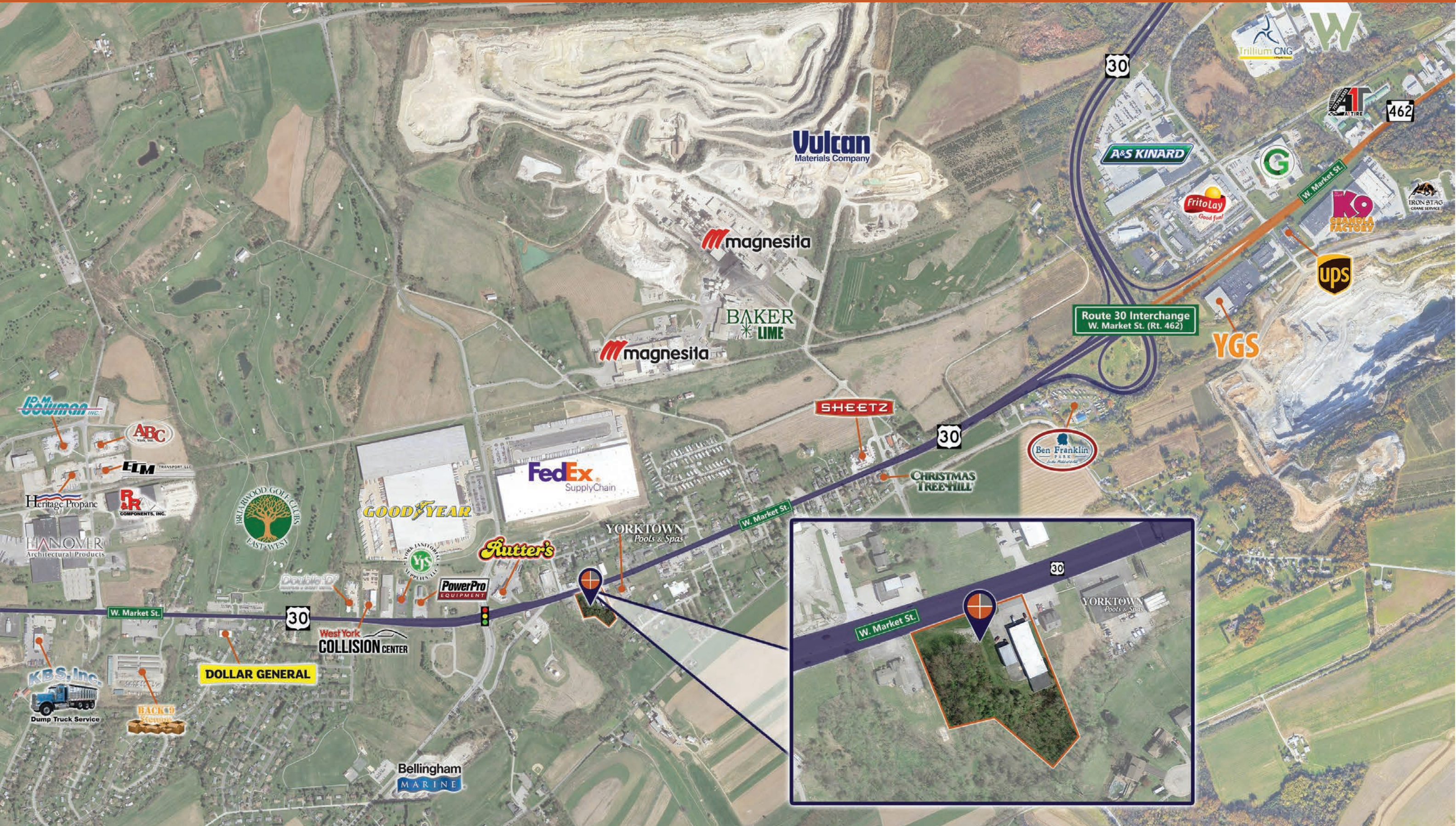
ben@TRUECommercial.com

TRUE
Commercial Real Estate LLC

1018 North Christian Street Lancaster, PA 17602 | www.TRUECommercial.com

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ESTABLISHED RETAIL & COMMERCIAL AREA



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DRONE AERIAL PHOTOS



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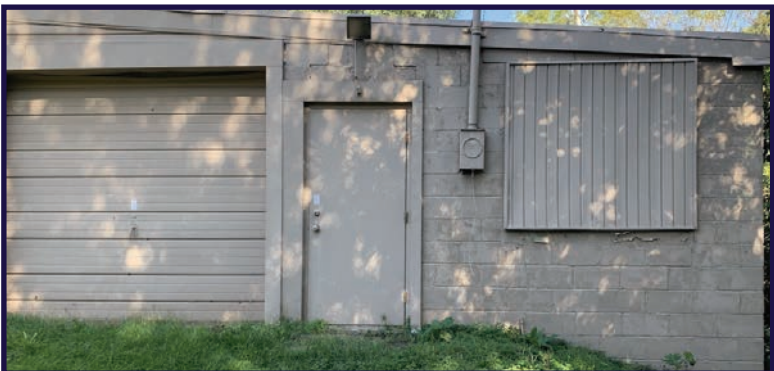
PROPERTY PHOTOS



Commercial Showroom Interior Photos



Metal Pole Building Interior / Exterior Photos



Exterior Photos

SITE PLAN



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