

2100 E. MARKET STREET

York, PA | 17402

2,556 SF FOR SALE | FOR SALE/LEASE



PROJECT

2100 E. Market Street is a three story office building with dedicated parking to the side located in York, PA along East Market Street (20,345 VPD). This beautiful office building offers fantastic access by being situated at a signalized corner, increasing the exposure and site lines to the property. The site presents a great opportunity for any tenant to enter a densely populated office area located near traffic generating developments, such as York Marketplace, East Market Street Center, and Village Green, to name a few. With popular retailers in close proximity to the site and dense traffic from the surrounding residential area, 2100 E. Market Street is a great opportunity for any type of user looking to enhance their brand in the York market.

LOCATION

2100 E. Market Street is strategically placed in the area's primary retail corridor along East Market Street (20,345 VPD). The site benefits from the high-volume traffic flow from the area's main East-West retail thoroughfare. The site sits within the focal point for the dense retail and residential developments, bringing in significant traffic from all facets of the market. With a trade area that extends over 3 miles, the site pulls from the immediate area as well as surrounding market points.

TRADE AREA

The stability of 2100 E. Market Street is attributed to the 20-minute drive time demographic of over 236,969 people with household incomes of more than \$75,751 and daytime employment demographics equally as strong with 190,515. The demographics within a 10-mile radius include 277,654 people in 111,766 homes, a labor force of 223,363 with an average household income of \$76,400. The area's growth has increased over 17.5% since 2000 with 19,666 new homes.

NEARBY

INTEGRITY B BOWSER DENTISTRY YAKES TRAVEL



POPULATION



3 MILES - 80,402
5 MILES - 141,766
7 MILES - 204,386

AVERAGE HH



3 MILES - \$64,045
5 MILES - \$71,089
7 MILES - \$75,484

EMPLOYEES



3 MILES - 65,836
5 MILES - 102,668
7 MILES - 120,304

HOUSEHOLDS



3 MILES - 31,852
5 MILES - 56,931
7 MILES - 82,393

TRAFFIC COUNTS: EAST MARKET STREET: 20,345 VPD

ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK

York Office: 3528 Concord Rd. York, PA 17402
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341
Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601

BLAKE SHAFFER | BRAD ROHRBAUGH | CHAD STINE
717-843-5555
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Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, change in price, prior sale, withdrawal without notice, or other conditions.

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