

501 3rd Street West | Tyrone, PA 16686

± 2,860 SF Retail Space Available

Available For Sale or Lease

Property Overview

501 3rd Street West is for sale or lease in Tyrone, PA. The site includes a former bank space with a drive-thru and pylon signage. The site can offer access along 3rd Street West, allowing multiple points of ingress/egress. The property creates a great opportunity for any financial or retail user to enter the Tyrone, PA market.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	8,109	10,630	16,126
TOTAL EMPLOYEES	2,917	3,247	4,838
AVERAGE HHI	\$67,199	\$69,884	\$71,653
TOTAL HOUSEHOLDS	3,413	4,456	6,741
TRAFFIC COUNTS: 3rd Street - ±7,000 VPD			



ABE KHAN | BLAKE SHAFFER | BRAD ROHRBAUGH | CHAD STINE
717.843.5555
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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
New Jersey Office: 309 Fellowship Rd, Suite 200, Mt. Laurel, NJ 08054

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Location

The property is well positioned in the Tyrone market. The property is situated near national brands such as Pizza Hut, Dollar General, and Family Dollar, just to name a few. The parcel provides great visibility along 3rd Street West, with access off of Washington Avenue, one of the main thoroughfares in the Tyrone market. A trade area that extends over 3 miles allows the site to pull from immediate and w market points.

Trade Area

Adding to the stability of the property, the site shows a 20-minute drive time demographic of over 23,170 people with household incomes more than \$66,195 and daytime employment demographics equally as strong with 19,141. The demographics within a 10-mile radius include 23,245 people in 10,041 homes, a labor force of 19,137 with an average household income of \$68,583. The areas growth since 2000 has increased 3.4% with over 347 homes.

Local Map



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SITE PLAN



3RD STREET WEST

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MARKET AERIAL



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