

# 1125 Edgar Street | York, PA 17403

± 2,175 SF Former Restaurant Space Available

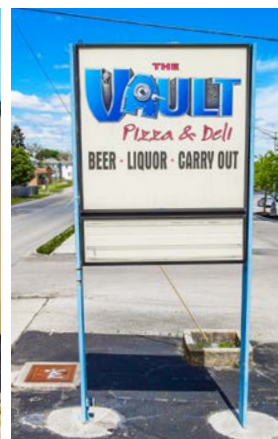
Available For Sale or Lease

## Property Overview

1125 Edgar Street is a 2,175 square foot, drive-thru equipped restaurant building in York, PA. The property features a fully functional restaurant which includes cooking equipment, hood system, tap system, and restaurant furniture. The former Vault Pizza & Deli is situated on a .43 acre parcel that offers 22 dedicated parking spaces with additional parking in the rear. 1125 Edgar Street neighbors Wellspan Health who is one of Central PA's healthcare leaders.

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DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	89,426	149,548	213,360
TOTAL EMPLOYEES	50,045	80,640	98,744
AVERAGE HHI	\$70,934	\$75,994	\$81,716
TOTAL HOUSEHOLDS	35,602	59,535	84,793
TRAFFIC COUNTS: S. Queen Street - ±11,000 VPD			



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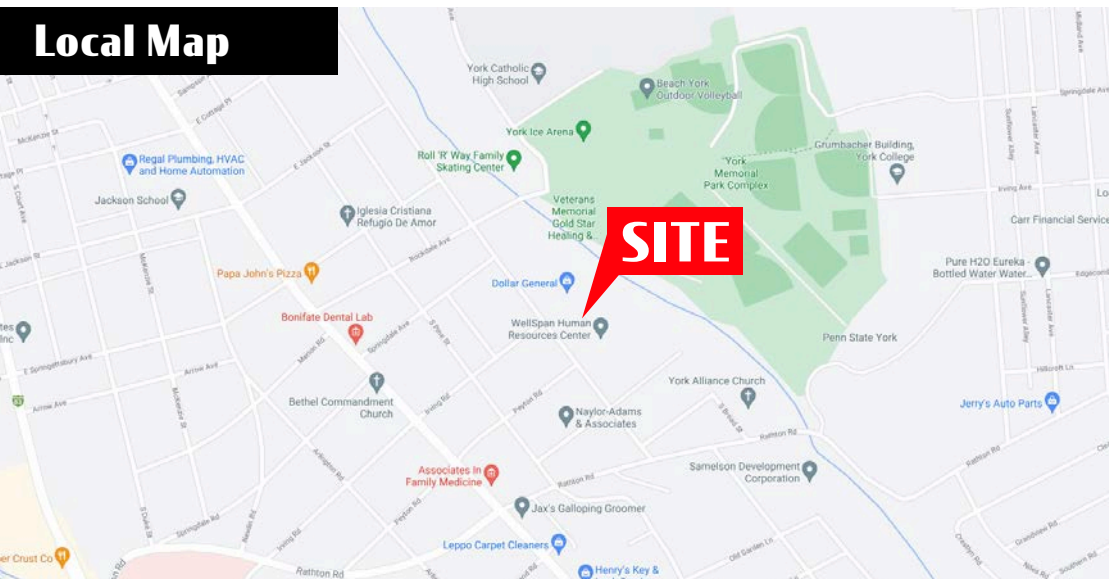
## Location

1125 Edgar Street offers quick access to the residents of York City which accounts for more than 43,000 people. The property is adjacent to some of York's major attractions including the York Ice Arena and York Memorial Park Complex. This former restaurant sits just under .5 miles from Wellspan York Hospital which employs over 4,400 people and serves a population of 520,000+ in Central PA. Access to major Central PA thoroughfares including I-83 and Route 30 are just a short drive allowing consumers a convenient option.

## Trade Area

Adding to the stability of the project, 1125 Edgar Street shows a 20-minute drive time demographic of over 232,587 people with household incomes of more than \$82,382 and daytime employment demographics equally as strong with 105,823. The demographics within a 10-mile radius include 270,527 people in 107,399 homes, a labor force of 110,837 with an average household income of \$82,674. The area's growth has increased over 16.9% since 2000 with over 18,241 new homes.

## Local Map



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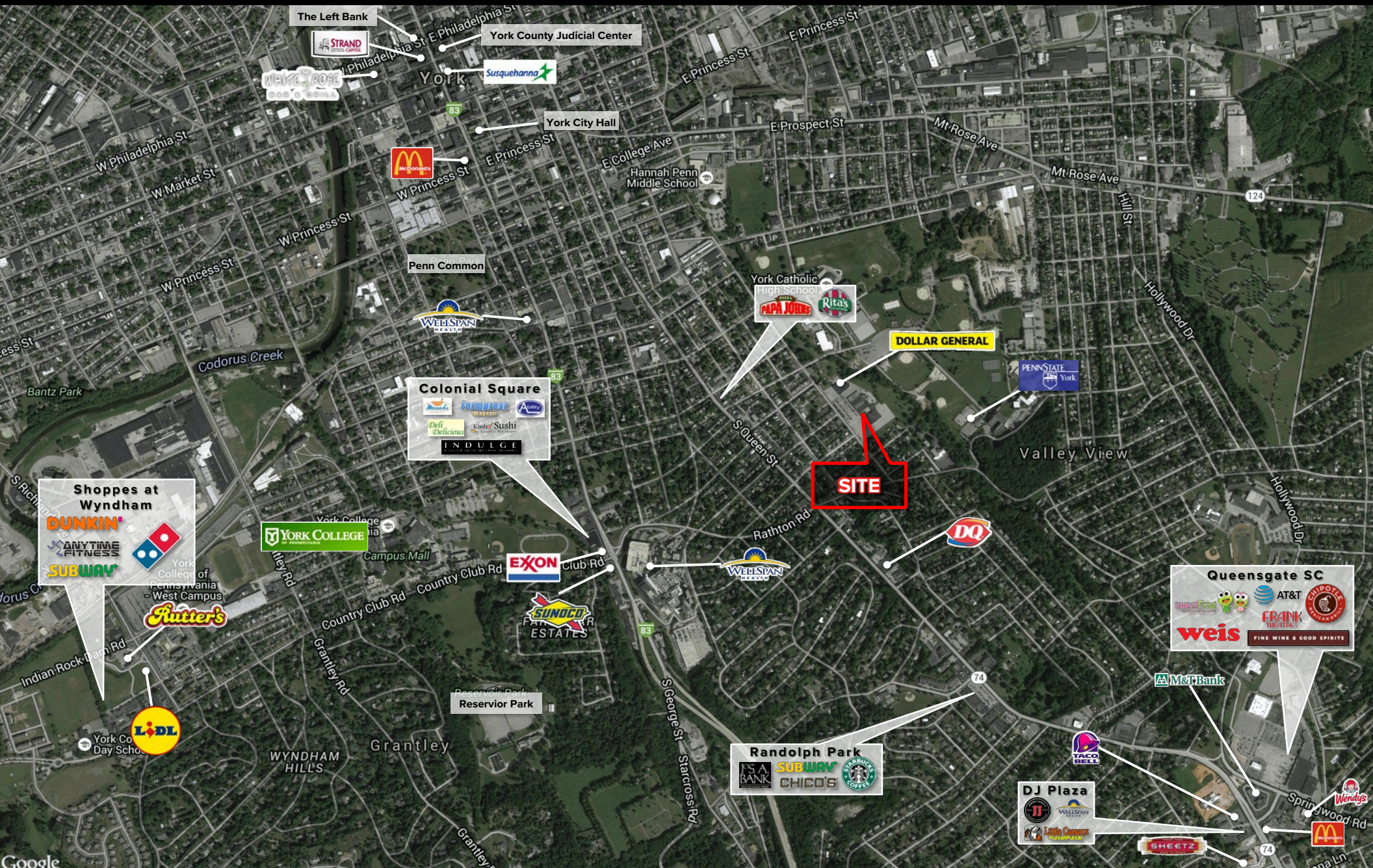
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