

1 South Main St | East Prospect, PA

± 3,493 SF Retail Space Available

Available For Sale



PROJECT - 1 South Main Street is a 3,493 square-foot free standing commercial building with a drive-thru, located in the East Prospect, PA market, along South Main Street. The site presents a unique opportunity for a user to enter into the growing East Prospect market with great visibility and access along South Main Street. The property is in close proximity from other traffic generating business, such as, Dollar General, Pizza Town USA, and Turkey Hill, just to name a few.

LOCATION - Along with its great visibility and access to South Main Street, the site benefits from a demographic area that extends more than 10 miles. The site benefits from the high-volume traffic flow of South Main Street, which is the main corridor in the area.

TRADE AREA - This site shows a 20-minute drive time demographic of over 106,135 people with household incomes of more than \$82,501 and daytime employment demographics equally as strong with 38,560. The demographics within a 10-mile radius include 210,172 people in 83,413 homes, a labor force of 75,065 with an average household income of \$86,884. The area's growth since 2000 has increased over 15.9% with 13,308 new homes.

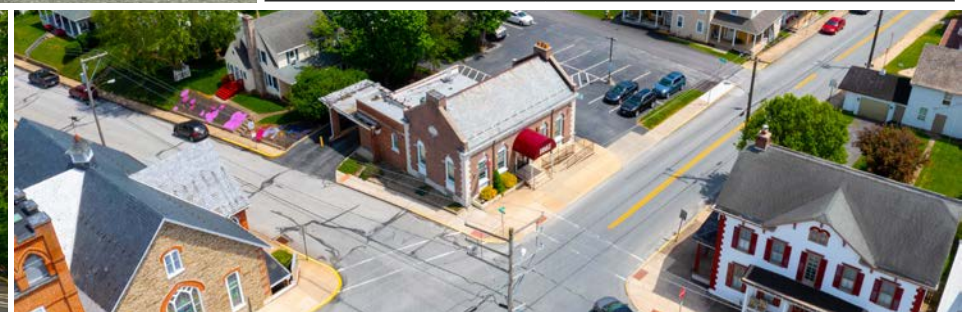
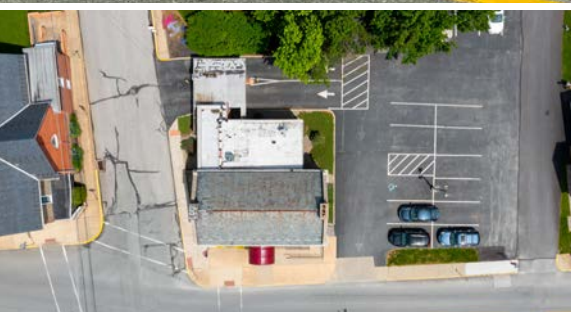
DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	7,062	31,844	79,679
TOTAL EMPLOYEES	5,724	25,679	64,318
AVERAGE HHI	\$92,742	\$78,035	\$84,420
TOTAL HOUSEHOLDS	2,763	12,915	32,007

TRAFFIC COUNTS: S Main Street - ±2,800 VPD

Nearby

DOLLAR GENERAL

TurkeyHill *Pizza Town Usa*



BRAD ROHRBAUGH | CHAD STINE
717.843.5555
www.bennettwilliams.com

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

Bennett WILLIAMS
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ACTIVE MEMBER OF:
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MARKET AERIAL



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