

± 13,200 SF

2110 Brougher Lane

York, PA | 17404

FOR SALE



PROPERTY OVERVIEW

Free standing commercial building situated on 0.53 acres located just beyond the Route 74 entrance of the West Manchester Town Center. This industrial style building was used for textile manufacturing for many decades however the property is zoned Highway Commercial which allows for retail and office as well. The non-insulated building has variable clear heights, single dock, drive in door, 3 phase electrical service, limited parking, suspended heaters, public water and sewer.



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

KEITH KAHLBAUGH
717.843.5555
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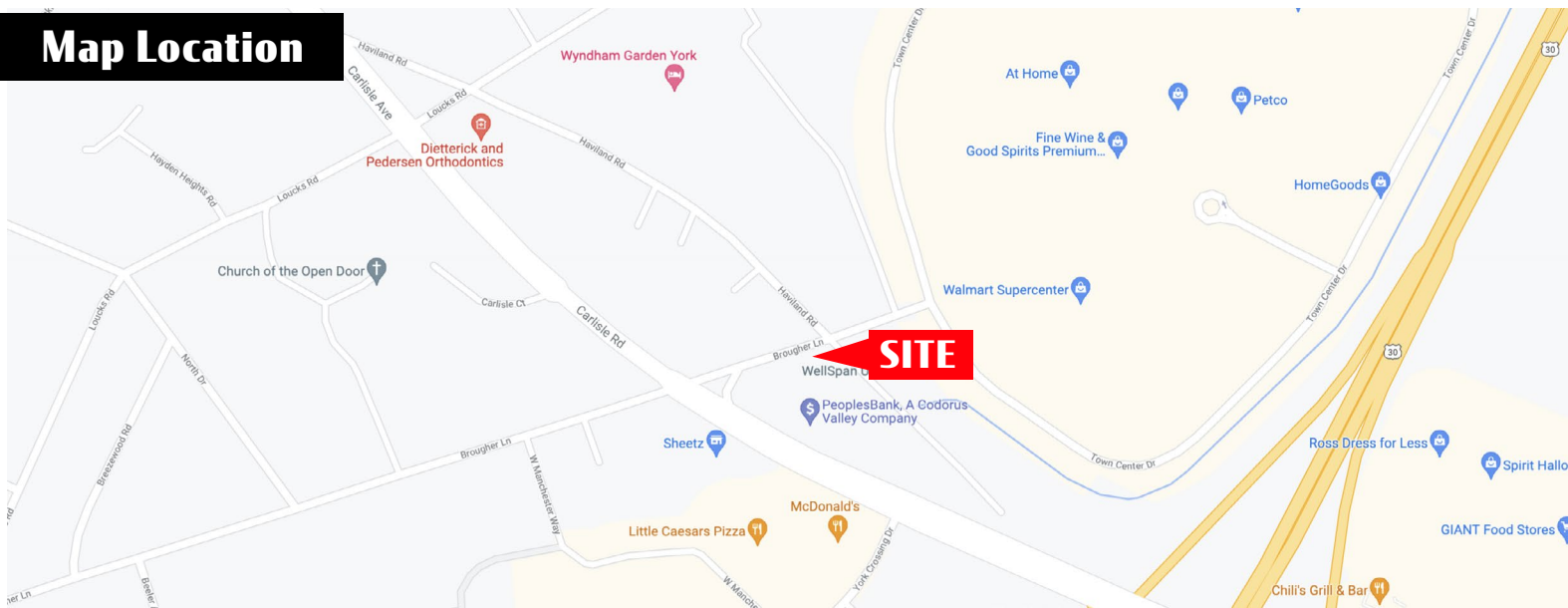
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Map Location



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	73,657	138,591	194,879
TOTAL EMPLOYEES	58,364	110,537	157,452
AVERAGE HHI	\$69,471	\$75,134	\$78,810
TOTAL HOUSEHOLDS	28,547	54,337	76,106

TRAFFIC COUNTS: PA 74 - 22,553 VPD



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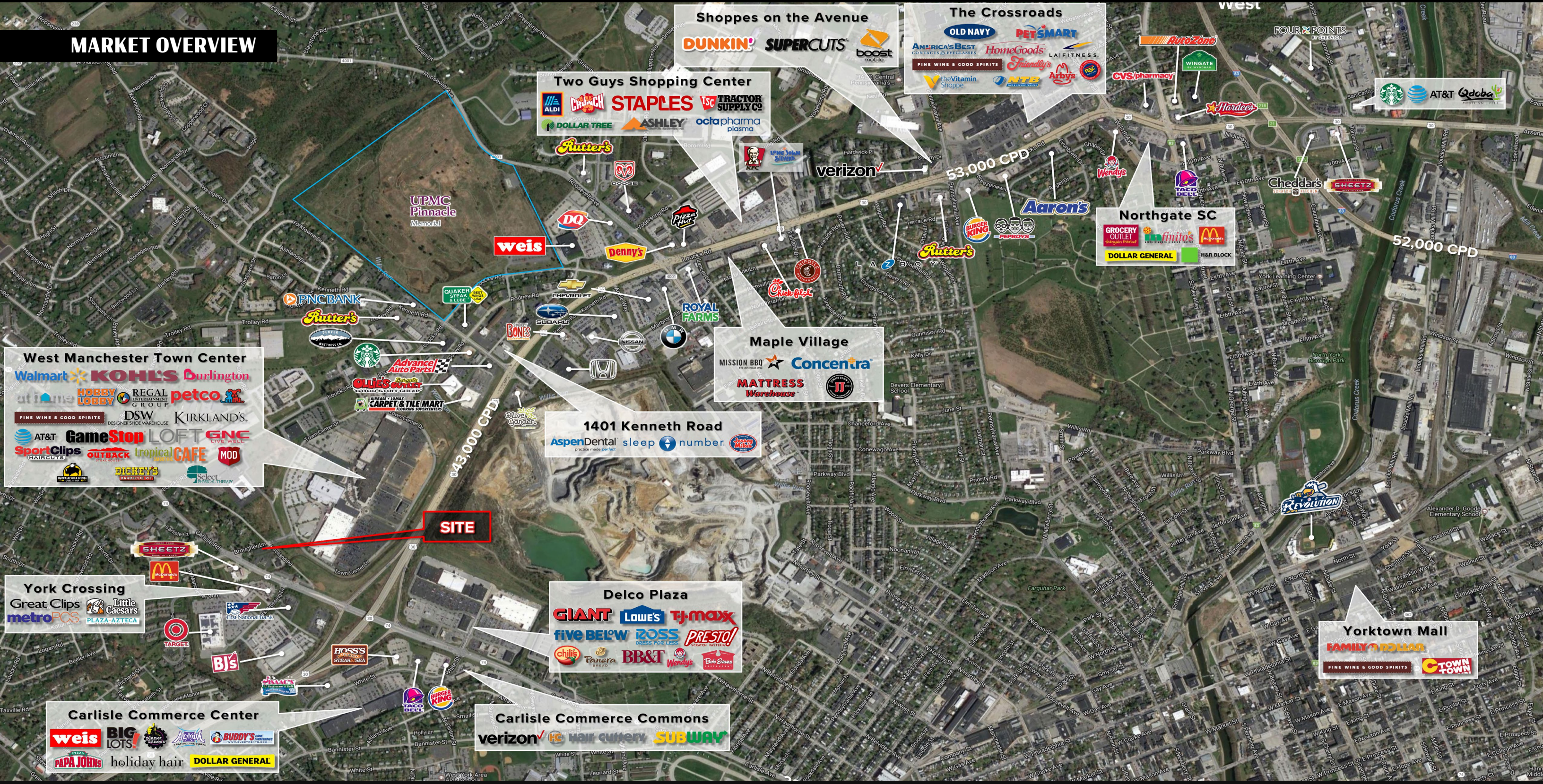
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MARKET OVERVIEW



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