

1680 S Queen Street | York, PA 17403

± 3,785 SF Retail/Office Building on 0.34 AC

Available *For Sale*

Property Overview

1680 South Queen Street is a 3,785 square foot commercial building for sale in York, PA. The site offers a private parking lot for customers. In addition, it also has pylon signage along road, great frontage and visibility to the market, and easy access. It's a great opportunity for a retail, office or medical use to join the highly traveled corridor.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	89,407	152,049	211,864
TOTAL EMPLOYEES	71,164	123,192	171,054
AVERAGE HHI	\$71,859	\$75,184	\$80,228
TOTAL HOUSEHOLDS	35,030	59,635	82,831
TRAFFIC COUNTS: <i>S Queen St</i> - ±26,000 VPD			



Nearby: **chico's** **WELLSPAN HEALTH** **JOS. A. BANK** **tropical CAFE**



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717.843.5555
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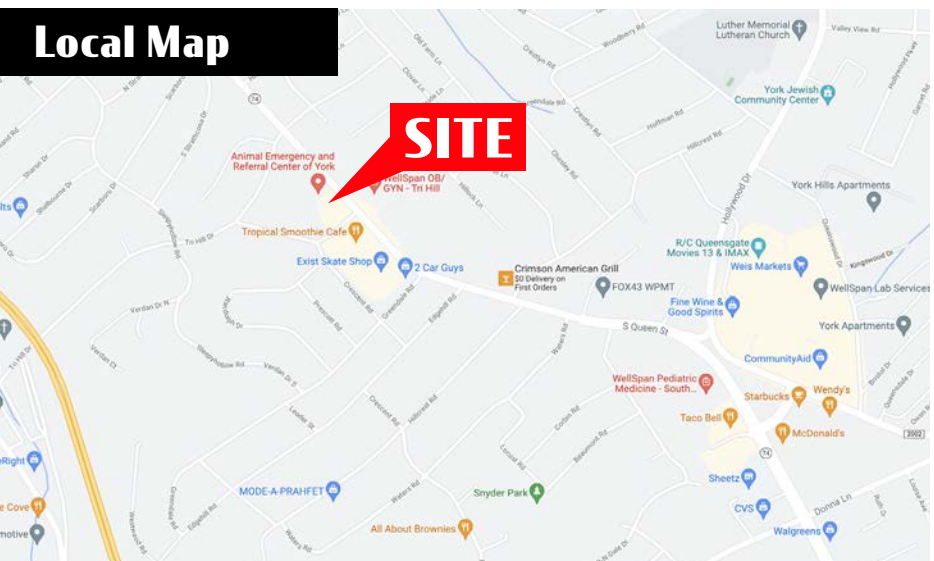
Location

1680 South Queen Street is ideally located under a mile from the I-83 interchange and a 5-minute drive from Downtown York. South Queen Street is lined with National Retailers, which include Tropical Smoothie, Community Aid, Starbucks, Weis Market, and many more. Other businesses you will find in the area consist of Wellspan York Hospital (596 beds and +/- 4,400 employees), Fox 43 News Station, Penn State York (+/- 800 students), and Acco Material Handling Solutions (+/- 200 employees), just to name a few.

Trade Area

Demographics are strong with over 275,000 people within 108,057 homes in a 10-mile radius. The average household income is \$82,000, which is \$15,000 higher than the National average. Attributing to the area's day time traffic isn't just the residential population, but also the 110,139 employees and 8,549 businesses within the same 10-mile radius.

Local Map



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MARKET AERIAL

