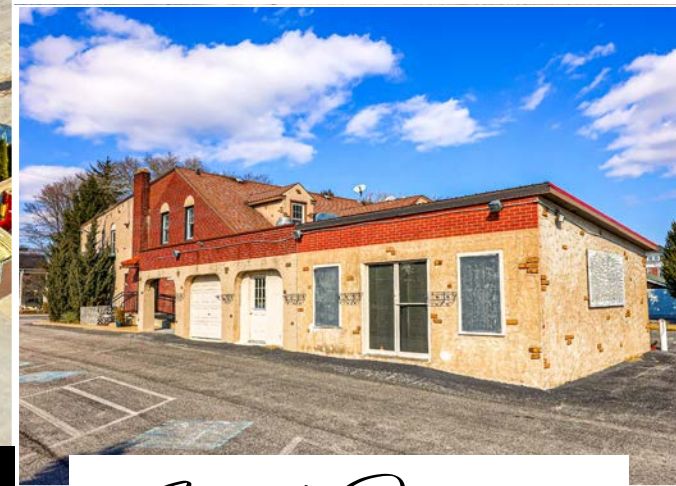


3320 E Market Street

York, PA 17402

For Sale or Lease



Property Overview

Available
±8,812 SF

3320 E. Market Street is an 8,812 square foot building for sale or lease in York, PA. This property has excellent visibility and exposure to one of East York's main travel arteries. It also offers pylon signage by the road, ample parking, and easy access. The first-floor commercial space is a former restaurant. The building has two residential units up top that are not currently in use. Also, a rear storage area with a garage door.

Nearby Retailers

Walmart

Chick-fil-A

Panera
BREAD

LOWE'S

sam's club



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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: 2173 Embassy Drive, Suite 201, Lancaster, PA 17601
New Jersey Office: 309 Fellowship Rd, Suite 200, Mt. Laurel, NJ 08054

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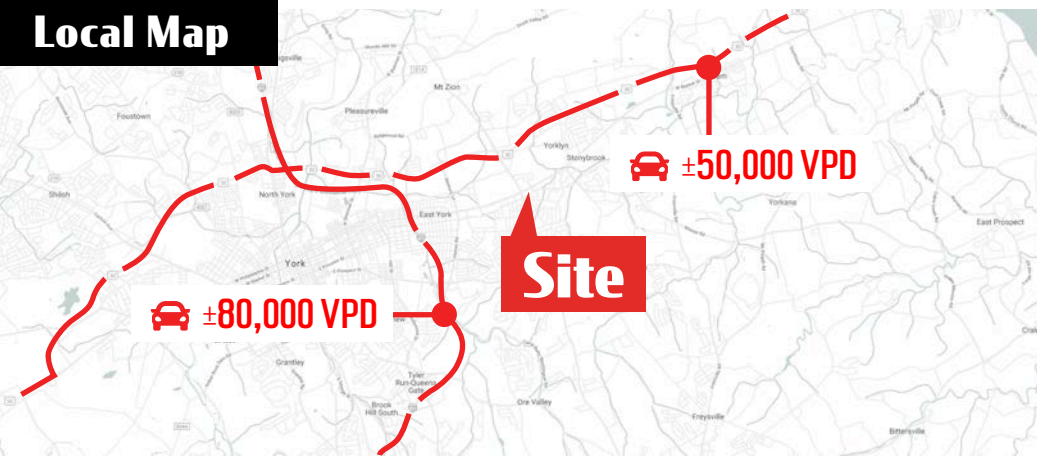
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Local Map



Surrounding Market



DEMOGRAPHICS

| | 1 MILE | 3 MILE | 5 MILE |
|------------------|----------|----------|----------|
| TOTAL POPULATION | 49,220 | 128,991 | 197,157 |
| TOTAL EMPLOYEES | 25,337 | 61,842 | 93,135 |
| AVERAGE HHI | \$84,109 | \$77,247 | \$79,987 |
| TOTAL HOUSEHOLDS | 19,503 | 50,185 | 77,099 |

TRAFFIC COUNTS:

Market Street - ±20,000 VPD | US 30 - ±50,000 VPD

Trade Area

3320 E. Market Street is ideally located under one-mile from the Route 30 ramp and two-miles down the street from the Interstate 83 ramp, making it easily accessible. In addition, the site is surrounded by local and well established businesses like The Paddock, Lilla's Bridal, Greater York Dance, and Maple Donuts, just to name a few. Nearby National Retailers include Walmart, Lowe's, Chick-Fil-A, Home Depot, Starbucks, and many more. This is a great opportunity for a restaurant or retail user to join this booming retail and business corridor.

Location

Adding to the stability of the market, demographics are strong, showing 287,353 people within a ten-mile radius and a daytime population of 209,452 people. Within that same radius you will also find 112,118 households with an annual income of \$82,657, which is almost \$20,000 higher than the National Average. The everyday foot traffic is also attributed to the 8,770 businesses and 113,802 employees.

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SITE PLAN



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MARKET AERIAL



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