

1336 Spahn Avenue | York, PA 17403

± 5,600 SF Industrial Space Available

Available For Lease

Property Overview

1336 Spahn Avenue industrial quonset hut drive-thru building with drive-in doors each end measuring 11' 10" W X 13'H, ceiling hung gas heaters, restroom, small shop office, 200A/230V/3phase power, large fenced and gated lot. Currently used as an automotive repair center, tenant is moving back to Maryland. \$2,400 per month plus electric and natural gas, real estate taxes, and property insurance. Available June 1, 2022. Schedule showings within business hours of the occupant: 9:30am to 3:30pm Monday thru Friday.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	93,781	149,703	214,181
TOTAL EMPLOYEES	52,144	78,168	98,403
AVERAGE HHI	\$70,914	\$77,162	\$81,503
TOTAL HOUSEHOLDS	36,154	58,630	83,839

TRAFFIC COUNTS:

Hill Street - ±6,778 VPD | **Mt. Rose Avenue** - ±15,304 VPD



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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
New Jersey Office: 309 Fellowship Rd, Suite 200, Mt. Laurel, NJ 08054

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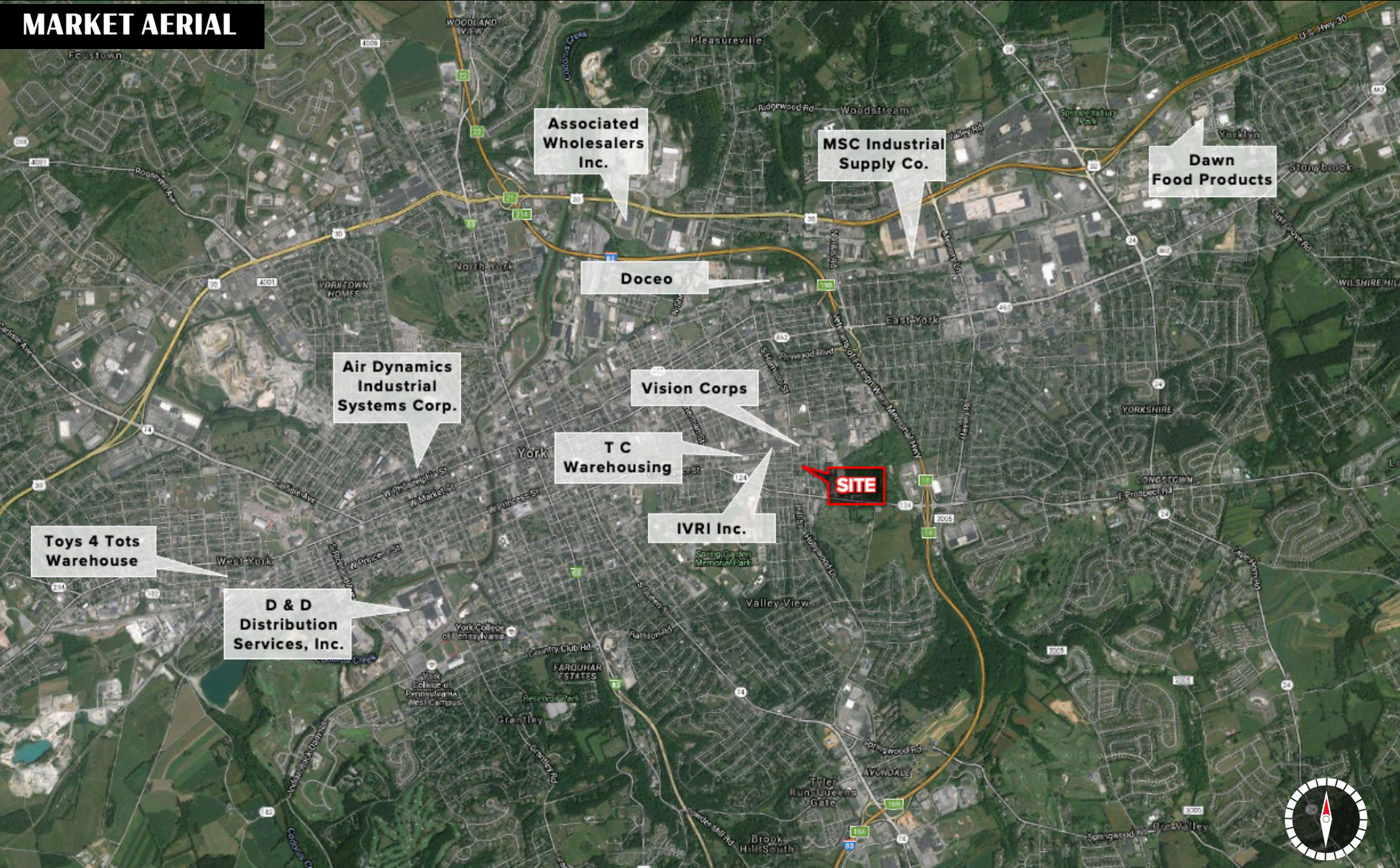
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MARKET AERIAL



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