

820 S Market Street

Elizabethtown, PA | 17022

For Lease



820 S Market Street is a 2,550 square foot building in Elizabethtown, PA. It's a former bank pad with a drive thru and sits on 1.44 acres of land. This site benefits from pylon signage, ample parking, and easy access. Nearby National Retailers include Advanced Auto Parts, Giant Groceries, CVS Pharmacy, and McDonald's, just to name a few. This is a great location for a retail, restaurant, or office use.



ABE KHAN | BRAD ROHRBAUGH | CHAD STINE
717.843.5555
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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: 2173 Embassy Drive, Suite 201, Lancaster, PA 17601
New Jersey Office: 309 Fellowship Rd, Suite 200, Mt. Laurel, NJ 08054

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ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK

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Location

820 S Market Street is strategically located on S Market Street, which is the main corridor of the market and is home to a majority of the area's retail. Because of the site's close proximity to other markets, it will service surrounding towns like Mt. Joy, Rheems, and Middletown. The site also has convenient access to Route 283, which connects the Greater Harrisburg area to Lancaster.

Trade Area

Adding to the stability of the market are the demographics for a 10-mile radius and 20-minute drivetime. Within a 10-mile radius, you will find 168,708 people within 65,510 households with an average income of \$95,510. Within a 20-minute drivetime, you will find 123,203 people within 47,566 households with an average income of \$98,786. The daily foot traffic is also attributed to the 4,018 businesses and 56,686 employees in the area.

ROAD COUNTS

±47,000 VPD

SITE

±23,000 VPD



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	7,971	27,738	44,533
TOTAL EMPLOYEES	4,026	8,864	11,430
AVERAGE HHI	\$88,326	\$94,668	\$93,988
TOTAL HOUSEHOLDS	3,001	10,447	16,833
TRAFFIC COUNTS: S Market St ± 23,000 VPD			



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MARKET AERIAL



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