

# 1829 W. Market Street

York, PA | 17404

*For Sale or Lease*



1829 W Market Street is a 2,430 square-foot multi-use building, located in the heart of West York. The first floor is a renovated commercial space that is perfect for a retail or office use. The second floor consists of a one-bedroom, one bathroom apartment. and is currently occupied. The property benefits from street parking, along with a private area for parking, behind the building. This is the perfect property for an investor looking to add to their portfolio or a business to move into an income producing building.

*Surrounding Retailers*



**BLAKE SHAFFER | ASHLEE LEHMAN**  
**BRAD ROHRBAUGH | CHAD STINE**  
717.843.5555 | [www.bennettwilliams.com](http://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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## Location

1829 W Market Street is ideally located on one of the main travel arteries that connect the West and East side of town and has easy access to Route 30. This street offers high visibility and exposure, due to the + 15,000 vehicles that it sees every day. The site is a stone throw from the York Fairgrounds and Expo Center. Nearby National Retailers include Hardee's, Super Shoes, and Advanced Auto Parts, along with a mix of local and regional businesses.

## Trade Area

Adding to the stability of the market are the 10-mile radius demographics. Within that radius, there are 271,629 people in 105,983 households, with an average income of \$83,392. The daytime population is just as strong, due to the 8,382 businesses and 107,799 employees.

## ROAD COUNTS

±47,000 VPD

**SITE**

±15,000 VPD



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	72,183	142,808	196,909
TOTAL EMPLOYEES	38,930	68,152	92,971
AVERAGE HHI	\$65,280	\$76,251	\$80,661
TOTAL HOUSEHOLDS	27,544	56,115	76,797

**TRAFFIC COUNTS: W Market Street ± 15,000 VPD**



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## PROPERTY OVERVIEW



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**SITE PLAN**



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## MARKET AERIAL



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