

*For Sale*

**100 N Broad St**

**Downtown York**

York, PA 17403

*Available*

**±1,568 SF Free Standing Building**



## Property Overview

**100 N Broad Street** is a 1,568 square foot, freestanding building for sale on the corner of N Broad Street and E Philadelphia in Downtown York. The property sits at a fully signalized intersection and also benefits from a private parking lot. With the site being in close proximity to Downtown destinations like York Revolution, Alexander D. Good Elementary School, and dozens of the area's local shops and restaurants, it is an ideal location for foot traffic.



**Ashlee Lehman | Abe Khan | Brad Rohrbaugh | Chad Stine**

For Leasing Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



COMMERCIAL BROKERAGE. *Redefined.*



# 100 N Broad St

York, PA 17403

For **Sale**  
±1,568 SF

## Location

100 N Broad Street is ideally located near Delphia House Apartment complex and nearby other traffic generating points of interest like York Revolution Baseball, Alexander D. Goode Elementary School, and Graham Packaging. Other retailers in the area include Family Dollar, Citi Trends, and CTown Supermarkets.

## Surrounding Market

**Alexander D. Goode**  
Elementary School  
±615 Students

**Delphia House**  
104 Units

**Site**  
±1,568 SF

**Delphia Plaza**  
**metro**  
by T-Mobile



## Trade Area

Adding to the stability of the market are the demographics for a 10-mile radius. There are 276,860 people within 107,825 households with an average annual income of \$82,449. The daily foot traffic isn't just attributed to the residential population but also the +/- 9,000 businesses and +/- 115,630 employees.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	90,007	152,476	214,317
TOTAL EMPLOYEES	55,280	80,649	98,045
AVERAGE HHI	\$66,611	\$78,006	\$81,823
TOTAL HOUSEHOLDS	35,342	59,624	83,719

TRAFFIC COUNTS: **Philadelphia St** - ±15,000 VPD



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# DOWNTOWN *York*

# MARKET



YORK SYMPHONY ORCHESTRA



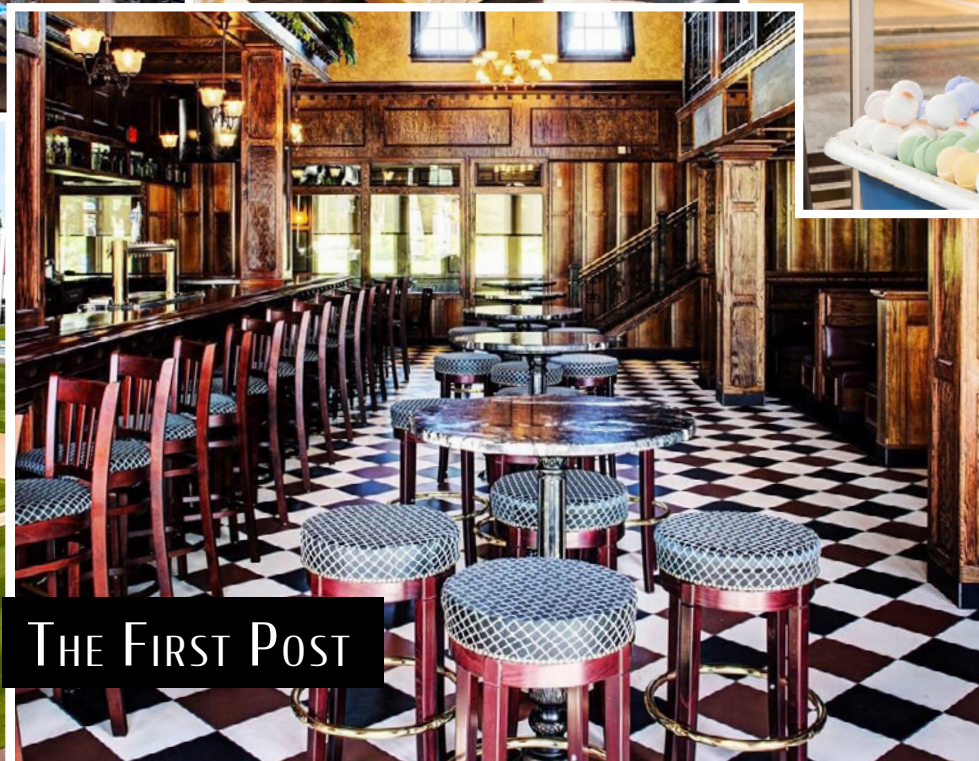
CENTRAL MARKET YORK



SUNRISE SOAP CO.



PEOPLESBANK PARK



THE FIRST POST





# MARKET AERIAL



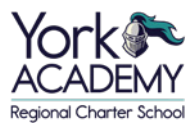
Alexander D. Goode  
Elementary School



Yorktown Mall



Site



Delphia House



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# About Bennett Williams

**Bennett Williams**  
COMMERCIAL REAL ESTATE

Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

At Bennett Williams, your investments are always in good hands. Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the investment sales segment of the industry.



Bennett Williams is a member of the Capital Markets Real Estate Network, a nationwide network of professionals dedicated to, and specializing in the capital markets segment of commercial real estate. CMRE is comprised of the most highly-qualified, best-experienced independent Capital Market real estate professionals.

## INVESTMENT ADVISORS:

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