

For Sale

85 N FAYETTE ST

±1.52 AC
Redevelopment Opportunity

York, PA 17404



Property Overview

85 N Fayette Street along with 2 adjoining parcels totaling 1.52 +/- acres. The property is located in West Manchester Township and is zoned local commercial. Lots of development possibilities. Ideally located at the corner of W Market Street and N Fayette Street, giving it great exposure to the market. Other businesses in the area include Giant, Rite Aid, Dollar General, Dollar Tree, and Auto Zone, just to name a few. The site is a stone's throw from the York Fairgrounds, which hosts events all throughout the year, bringing tourists to the area.



Abe Khan | Brad Rohrbaugh | Chad Stine

For Sale Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

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Trade Area

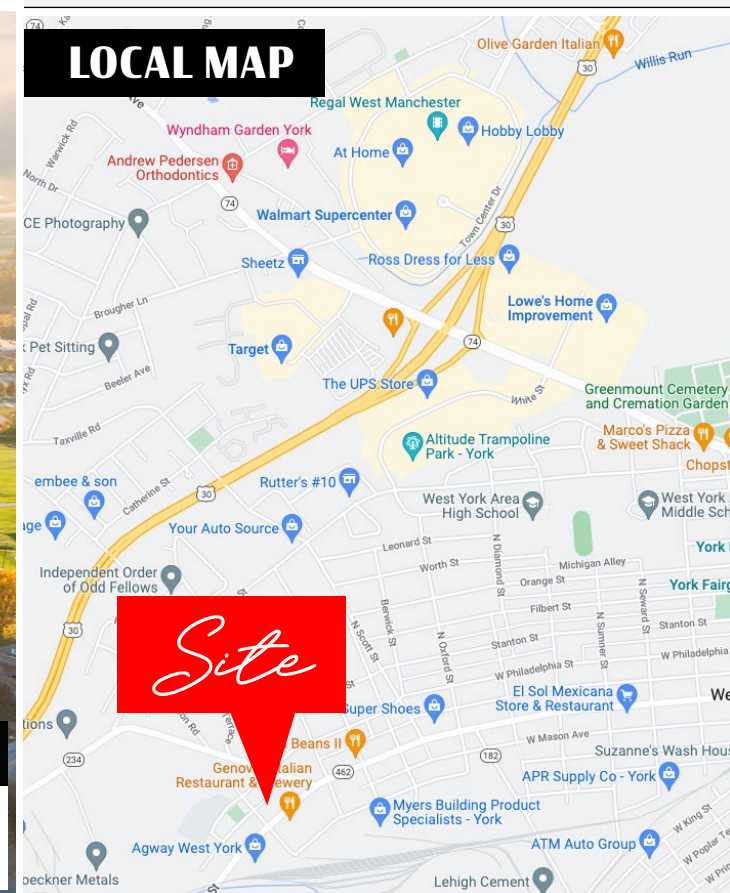
Demographics are strong with 275,071 people within a 10-mile radius. There are 107,469 households with an average household income of \$81,747, which is \$16,000 higher than the National average. Adding to the stability of the area isn't just the residential population, but also the 8,462 businesses and 108,585 employees. Major employers in the area include Johnson Controls Inc. (+/- 10,000 employees), York College of PA (+/- 1,000 employees and +/- 4,317 students), and West York Area Middle (210 employees and 2,988 students) and High School (871 students).

TRAFFIC MAP



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	5,795	58,755	137,511
TOTAL EMPLOYEES	7,709	34,327	65,159
AVERAGE HHI	\$60,919	\$69,320	\$76,197
TOTAL HOUSEHOLDS	2,586	22,598	53,533

LOCAL MAP



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MARKET AERIAL



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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.



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