

3935 W Market Street

York, PA | 17408

For Sale/Lease



Property Overview

Available
2,652 SF

3935 W Market Street is a 0.93-acre parcel of land available for sale/lease along one of York's most traveled corridors. The property is zoned Limited Commercial in West Manchester Township and is a great opportunity for a commercial and/or residential use. 3935 W Market Street is currently on public water and septic but can be tied into public sewer. The site is ideally positioned near a signalized corner with easy access to Route 30 and Route 616. National retailers in the area include Sheetz, Rise Medical, and Rutter's. Demographics are strong showing 251,453 people within 98,739 households with an annual income of \$101,647 within a 10-mile radius. Adding to the stability of the market are the 7,920 businesses and 102,269 daytime employees within the same radius.



Ashlee Lehman | Abe Khan | Brad Rohrbaugh | Chad Stine

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



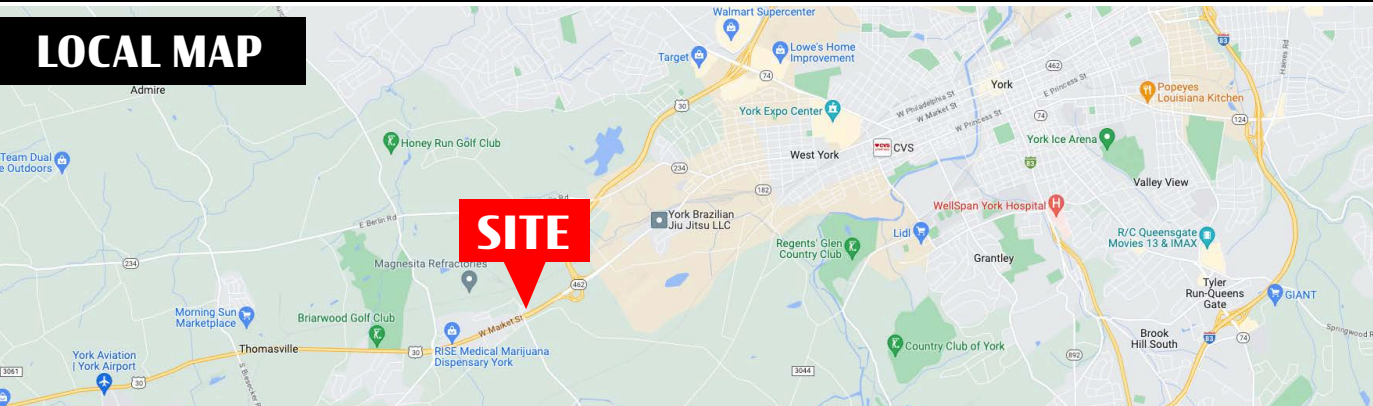
COMMERCIAL BROKERAGE. *Redefined.*

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LOCAL MAP



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	26,198	101,238	171,765
TOTAL EMPLOYEES	13,077	45,514	73,536
AVERAGE HHI	\$95,840	\$93,869	\$98,023
TOTAL HOUSEHOLDS	10,758	39,496	67,835
TRAFFIC COUNTS: W Market St ± 40,000 VPD			



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Ground Level
Interior Photos

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Upper Levels
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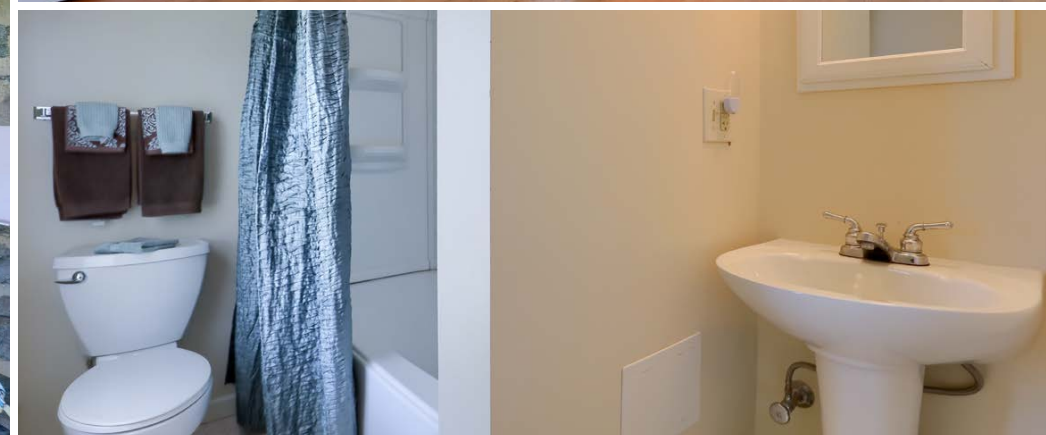
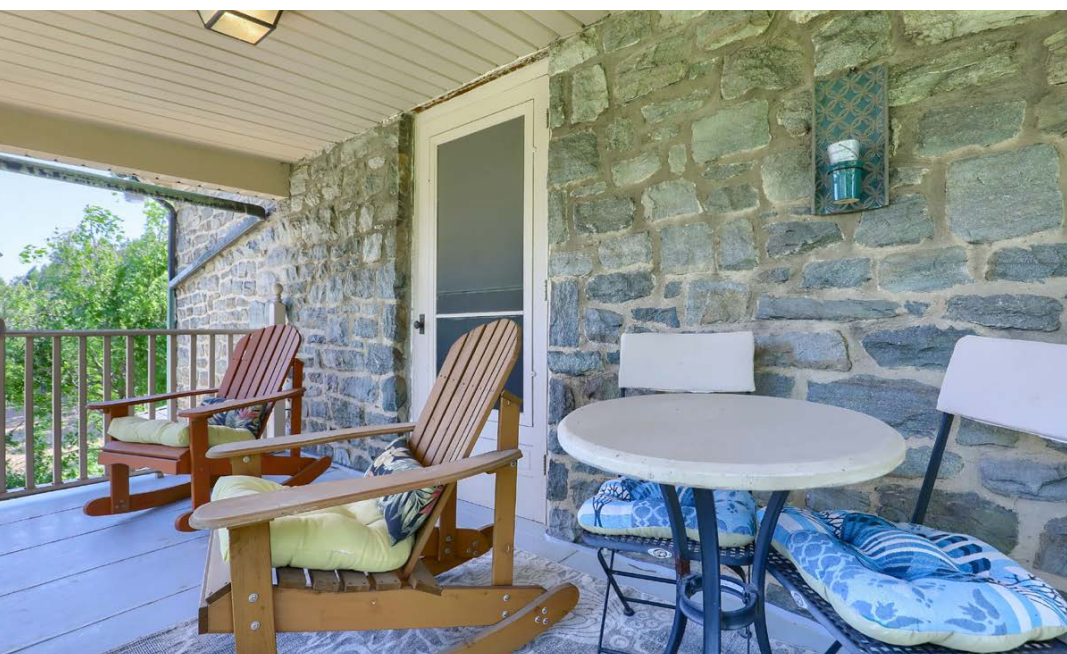
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Basement
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ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

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MARKET AERIAL



Site



About Bennett Williams



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.



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WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310,
Williamsport, PA 17701

LANCASTER OFFICE:

150 Farmington Lane
Lancaster, PA 17601

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Moorestown, NJ 08057

WEST CHESTER OFFICE:

107 E Chestnut St, Suite 107
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