825 EDGEWOOD RD

YORK, PA 17402



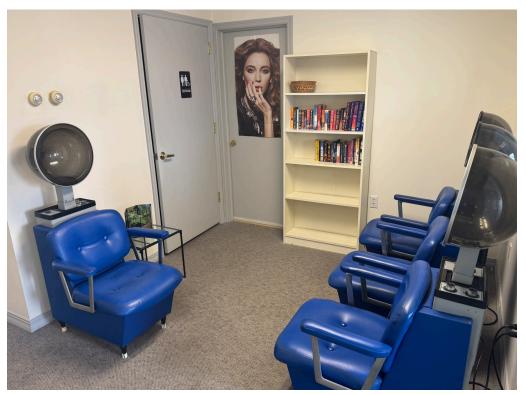




PROPERTY OVERVIEW

This commercially zoned property on **825 Edgewood Road** in York offers a fully built former hair salon perfect for any hair user. The site has immediate access to East Prospect Road which offers ± 27,500 VPD. This property is surrounded by well-established retailers and businesses, including Dunkin, Two Brothers Pizza, Skyline Gymnastics, CVS, and much more!





DEMOGRAPHICS

DEMOS	3 MILE	5 MILE	7 MILE
POPULATION	10,814	57,697	151,531
§ EMPLOYEES	1,620	25,909	62,092
AVERAGE HHI	\$109,651	\$103,569	\$96,016
₩₩₩ HOUSEHOLDS	4,595	22,716	59,326

TRAFFIC COUNTS: E PROSPECT RD ±27,500 VPD | EDGEWOOD RD ±21,500 VPD















YORK OFFICE:

3528 Concord Rd. York, PA 17402

EXTON OFFICE:

1 E. Uwchlan Ave. Suite 409, Exton, PA 19341

WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1 West Chester, PA 19380

LANCASTER OFFICE:

150 Farmington Lane, Suite 201 Lancaster, PA 17601

STATE COLLEGE OFFICE:

330 Innovation Park, Suite 205 State College, PA 16803

NEW JERSEY OFFICE:

236 E. Route 38, Suite 130 Moorestown, NJ 08057

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TENANT REPRESENTATION

INVESTMENT SALFS PROPERTY MANAGEMENT



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