

1425 N SHERMAN ST

YORK, PA 17406

**±2,716 SF
FOR SALE**

BUSINESS ONLY - \$325,000
REAL ESTATE ONLY - \$625,000

CAN BE SOLD TOGETHER OR SEPERATELY

PROPERTY OVERVIEW

For Sale: Turnkey Pizza Shop & Real Estate | 1425 N Sherman Street, York, PA 17406

An exceptional opportunity to acquire both a well-established business and the real estate it occupies. Located at 1425 N Sherman Street in York, Pennsylvania, this property has operated as a successful pizza shop for over 12 years, serving a loyal customer base and enjoying strong visibility in a high-traffic corridor.



PROPERTY HIGHLIGHTS

- Business and Real Estate Included
- Established Pizza Shop – Operating for Over 12 Years
- Freestanding Building with Onsite Parking
- Excellent Street Visibility and Signage on N Sherman Street
- Strategic Location in Dense Residential and Commercial Area
- Zoning: M-U (Mixed Use)
- Lot and Building Details: 0.658 acres – 2,716 +/- square feet

This is a rare chance for an owner-operator or investor to acquire a fully functioning business with real estate in a proven location.

For additional information or to schedule a private tour, please contact.

DEMOGRAPHICS

3 MILE

5 MILE

7 MILE

POPULATION

89,540

153,315

215,036

EMPLOYEES

49,165

78,964

93,266

AVERAGE HHI

\$83,061

\$99,911

\$101,395

HOUSEHOLDS

34,691

60,005

84,570



ABE KHAN | FRANCESCO CONIGLIARO | TYLER GETTEL

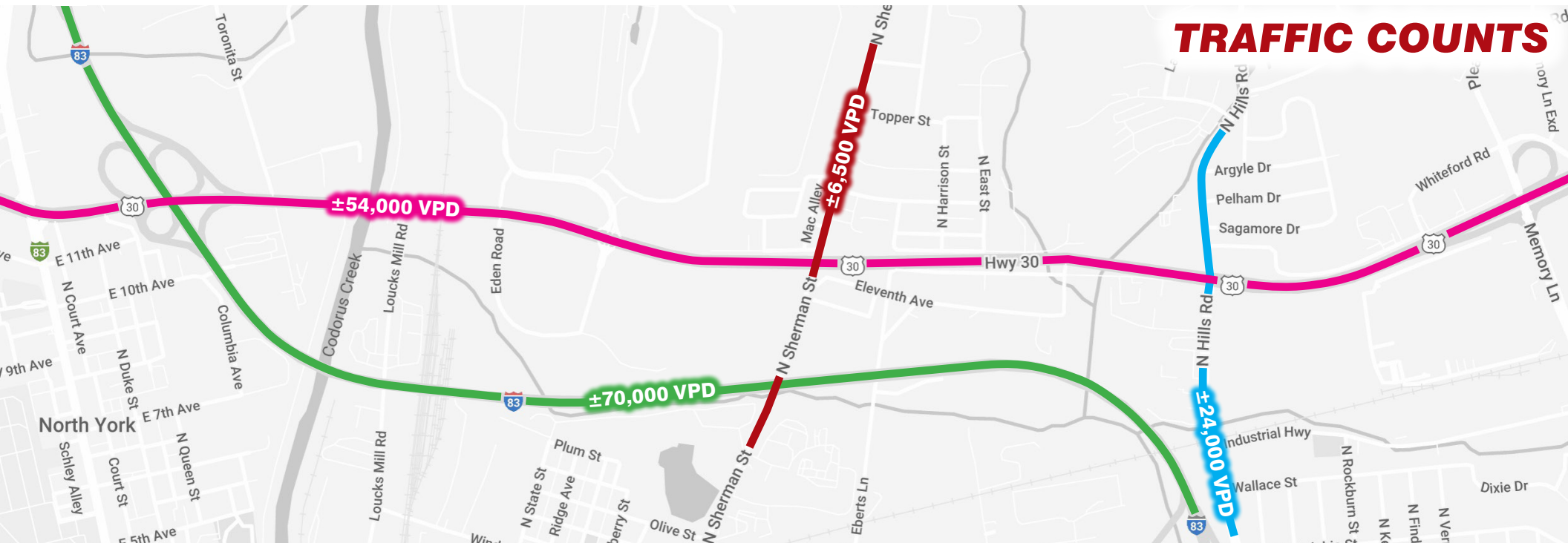
For Sale Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



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TRADE AREA

Adding to the stability of the project, Maple Village shows a 20-minute drive time demographic of over 336,646 people with household incomes of \$75,123 and daytime employment demographics equally as strong with 161,342. The demographics within a 10-mile radius include 266,196 people in 105,144 homes, a labor force of 140,451 with an average household income of \$74,563. The area's growth since 2000 has increased over 15.6% with over 16,502 new homes.



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MARKET AERIAL



Bennett Williams

COMMERCIAL REAL ESTATE



OUR LOCATIONS:

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 Blvd, Suite 205
State College, PA 16803

NEW JERSEY OFFICE:

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



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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.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

