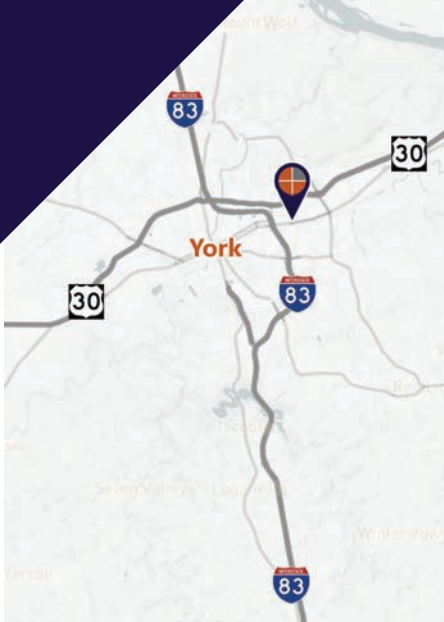


## FOR LEASE

Spaces available in this professional office building in the highly desirable Market St. Corridor in York.



**Gordon Kauffman**  
Cell: 717.880.7301  
gordon@truecommercial.com

**Marisa Benjamin**  
Cell: 717.615.1665  
marisa@truecommercial.com

For More Information Call: 717.850.TRUE (8783) | 1018 N. Christian St. Lancaster, PA 17602 | [www.TRUECommercial.com](http://www.TRUECommercial.com)



# PROFESSIONAL OFFICE BUILDING

## DEMOGRAPHICS

Variable	2215 East Market St. York, PA		
Travel Distance from Site	3 miles	5 miles	7 miles
Total Population	49,402	116,953	169,554
Population Density (Pop per Sq. Mile)	3,182.6	2,651.9	1,797.3
Total Daytime Population	62,729	135,707	190,424
Total Households	19,374	44,981	66,106
Per Capita Income	\$30,230	\$31,608	\$34,611
Average Household Income	\$75,653	\$81,065	\$88,410
Average Disposable Income	\$59,229	\$62,926	\$68,527
Aggregate Disposable Income	\$1,147,504,973	\$2,830,484,418	\$4,530,031,132
Total (SIC01-99) Businesses	2,724	4,906	6,693
Total (SIC01-99) Employees	36,679	72,338	98,890
Total (SIC01-99) Sales (\$000)	\$5,959,493	\$10,803,485	\$15,117,285
Annual Budget Expenditures	\$1,263,430,255	\$3,143,260,790	\$5,016,766,914
Retail Goods	\$375,455,005	\$939,570,138	\$1,505,695,152

## Travel Distance from Site



## PROPERTY & MARKET OVERVIEW

Located just minutes away from Interstate-83 and Route 30, 2215 East Market Street is a professional office building that sits along the highly visible PA Route 462. This building offers office space on the second floor and the basement/lower level floor.

The building offers the second floor, 2,644 SF, with ten (10) large private offices which could be reconfigured for a more open floor plan. The basement/lower level floor, 1,690 SF, offers an oversized meeting room, kitchenette, and private/shared workspace.

The property has on-site parking for employees and clients with lower-level rear access from the parking lot.

## PROPERTY DETAILS

- Total Building Size:..... 6,024 SF
- Lease Rate:.....Negotiable
- Lease Terms:.....Negotiable
- Zoning:.....Neighborhood Commercial
- Parking:.....Paved Lot - 18 Spaces
- Roof Type:.....Shingle
- Construction:.....Masonry, Stick
- Heating:.....Gas Forced Air
- Cooling:.....Central Air
- Electric:.....Met-Ed
- Water/Sewer:.....Public

## SPACE AVAILABLE

Second Floor:..... 2,644 SF  
Basement:..... 1,690 SF

## TRAFFIC COUNTS

- E. Market St./Route 462:.....20,869 VPD



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# ESTABLISHED REGIONAL COMPETITION MAP

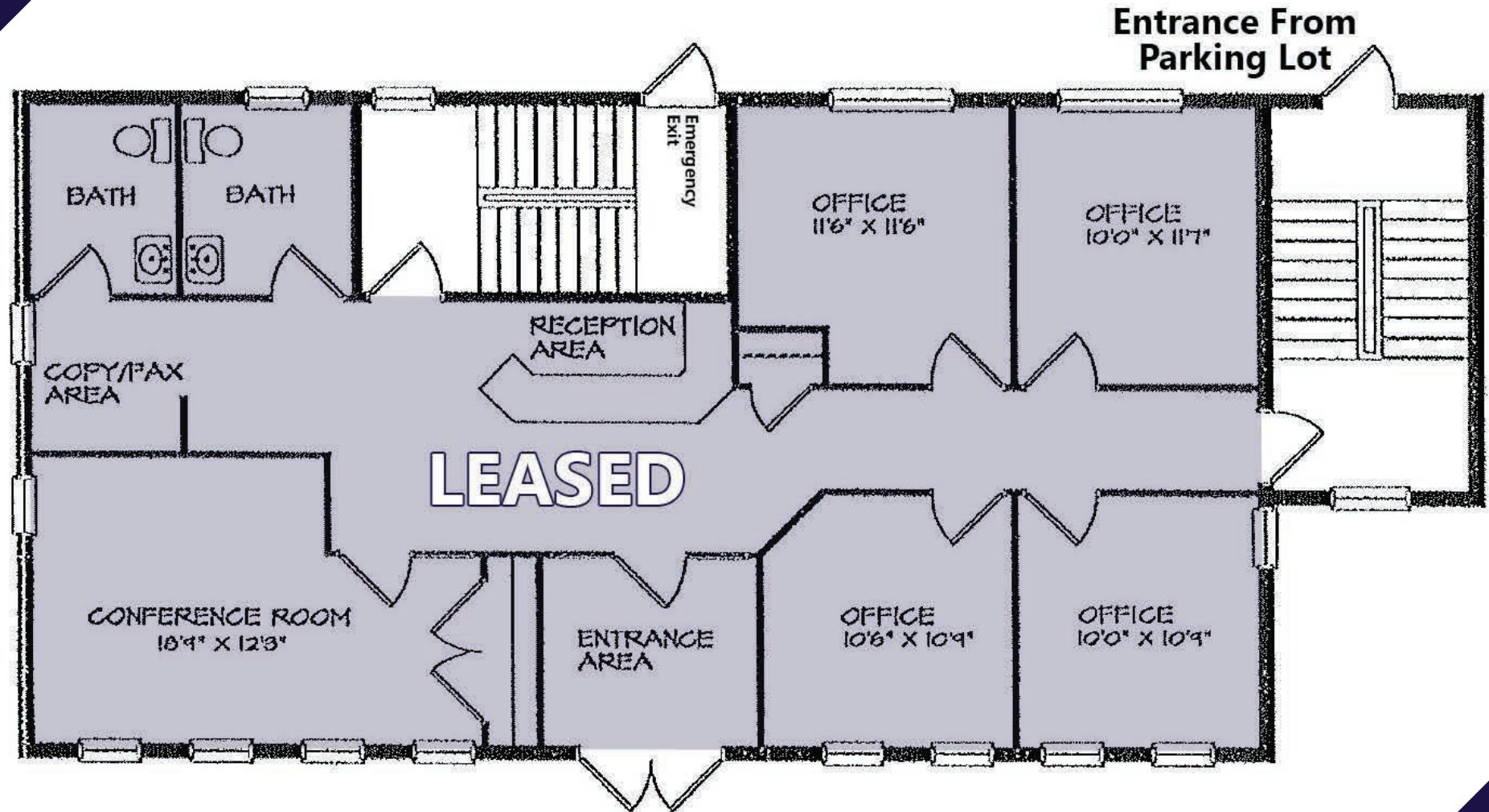


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# FLOOR PLAN | FIRST FLOOR

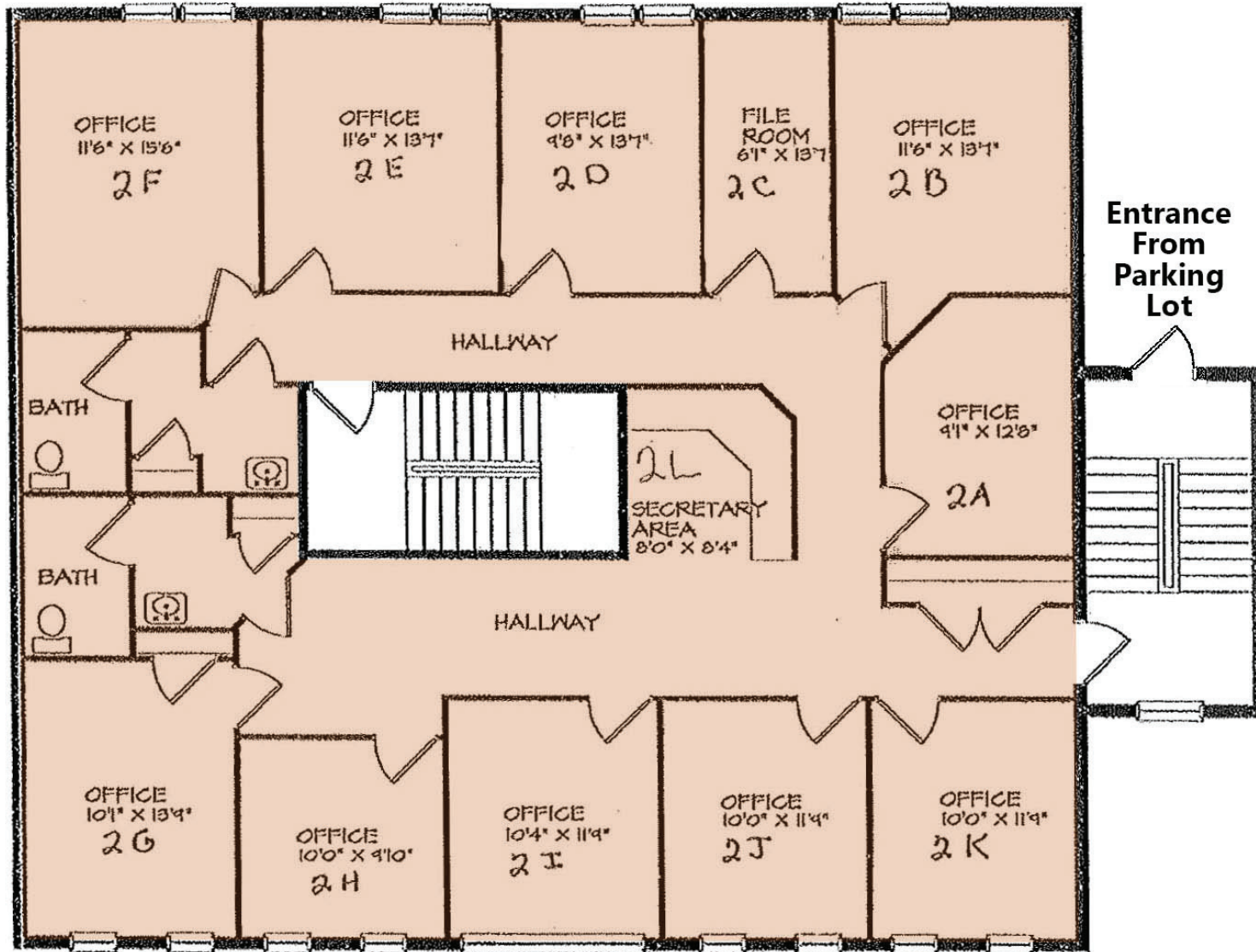


FIRST FLOOR PLAN

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# FLOOR PLAN | SECOND FLOOR

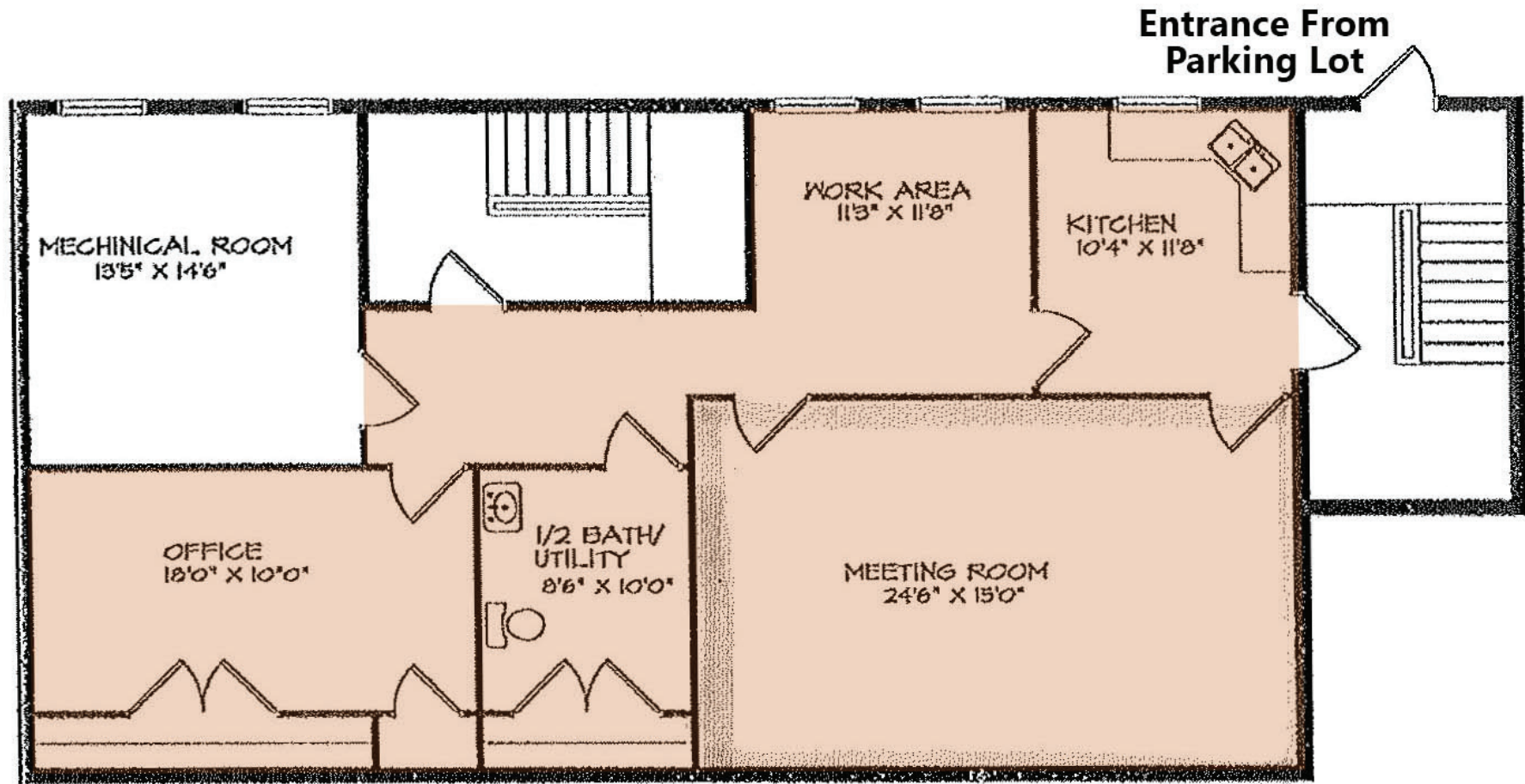


SECOND FLOOR PLAN

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# FLOOR PLAN | BASEMENT



BASEMENT PLAN

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# AERIAL DRONE PHOTOS & BUILDING PHOTOS



## Interior Photos



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