

FOR SALE / LEASE

Retail Center with High Visibility

Memory Lane Plaza

1955 Whiteford Rd., York, PA 17402

Available SF: 1,188 – 10,360

Zoning: Mixed Use Commercial

Municipality: Springettsbury

County: York

SALE PRICE: \$2,200,000
LEASE RATE: \$16.00/SF NNN



PROPERTY HIGHLIGHTS

- ✓ Located at the signalized intersection of Whiteford Road and Memory Lane
- ✓ Highly visible location, via Route 30, with easy accessibility
- ✓ Strong demographics and high vehicle per day traffic
- ✓ Recently renovated exterior and new roof
- ✓ Recent Subdivision Plan separates this into individual Parcel. Previously known as 1201 Memory Lane.

2024 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	3,509	67,098	141,314
Households	1,513	25,873	53,725
Average HHI	\$81,062	\$90,320	\$96,337
Employees	9,798	44,505	92,293

TRAFFIC COUNTS: PLEASANT VALLEY RD – 4,252 VPD
ROUTE 30 – 50,457 VPD

*ESRI 2024

CONTACT

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PROPERTY INFORMATION

Acreage	1.24
Number of Stories	1 with a partial mezzanine
Year Built	1973
Total GLA	12,560
Roof Construction	Rubber
Heat Type & Fuel	Gas – Forced Hot Air
Air Conditioning	Central Air
Floor Construction	Concrete, various coverings
Ceiling Height	8' to drop ceiling
Daily Traffic Count	50,457 VPD – Route 30
Parking	50
Power	200A, 240V, Single Phase

GENERAL INFORMATION

Parcel ID	67-46-000-J1-0019-P0-00000
Availability	Immediate
Sewer	Public
Water	Public
Gas	Columbia Gas
Electric	Met-Ed

LOCATION DESCRIPTION

Located at the signalized intersection of Whiteford Road and Memory Lane

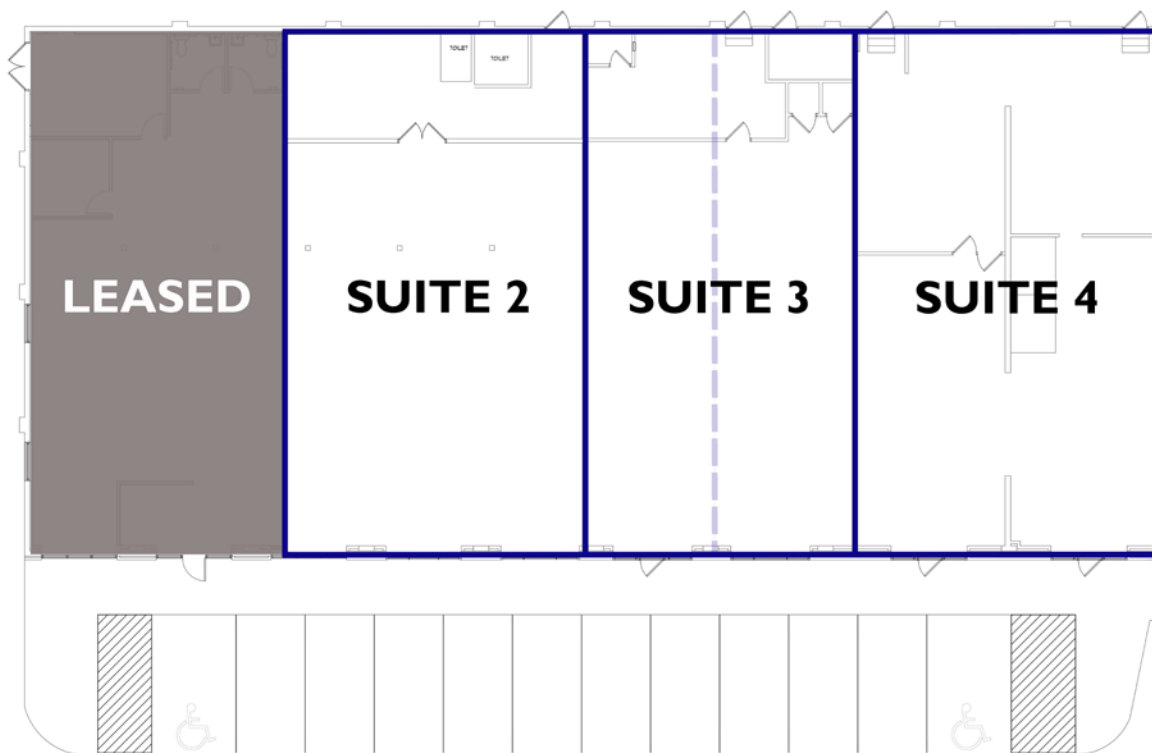
NOTES

Memory Lane Plaza is under new ownership and has recently been renovated, with a new roof and facade. Located at the signalized intersection of Whiteford Road and Memory Lane, this property benefits from easy accessibility and high visibility from Route 30. Close to a plethora of medical and professional offices, as well as many local and national retailers, join LHM Physical Therapy Institute at the Plaza with available spaces ranging from 1,200 to 7,000+ square feet.

The adjacent vacant land, zoned Commercial Highway with all public utilities to the curb, is and is also available. Please call listing agents for further details.

EXPENSE RESPONSIBILITY

Operating Exp. (OE)	\$5.00/SF
Electric	Tenant
Gas	Tenant
Water	Tenant
Sewer	Tenant - OE
Refuse	Tenant
Janitorial	Tenant
HVAC Maint.	Tenant
Repairs Int.	Tenant
Repairs Ext.	Tenant - OE
Roof/Structure	Tenant - OE
Lawn/Snow	Tenant - OE
Parking Maint.	Tenant - OE
Contents/Liability Ins.	Tenant - Direct
Fire Ins.	Tenant - OE
RE Taxes	Tenant - OE



SUITE 2

Space (SF): 2,635
Min/Max Contig SF: 2,635 – 10,360

Suite 2 is mostly a wide-open space, with only one wall separating the front from the back area. Could be used as is or built out as needed.

SUITE 3

Space (SF): 2,377
Min/Max Contig SF: 1,188 – 10,360

Suite 3 currently has a back room and 2 changing rooms, but it also lends itself to being divided into 2 - 1,188 SF units or it could be combined with either, or both of the other available suites.

SUITE 4

Space (SF): 2,674
Min/Max Contig SF: 2,674 – 10,360

Suite 4 was most recently a restaurant and could be easily reconfigured for a new restaurant concept. There is also a full second floor with access from the suite as well as separate exterior access.

Available Spaces

221 W Philadelphia St | Ste 19
York, PA 17401

313 W Liberty St | Ste 117
Lancaster, PA 17603

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Site Location

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