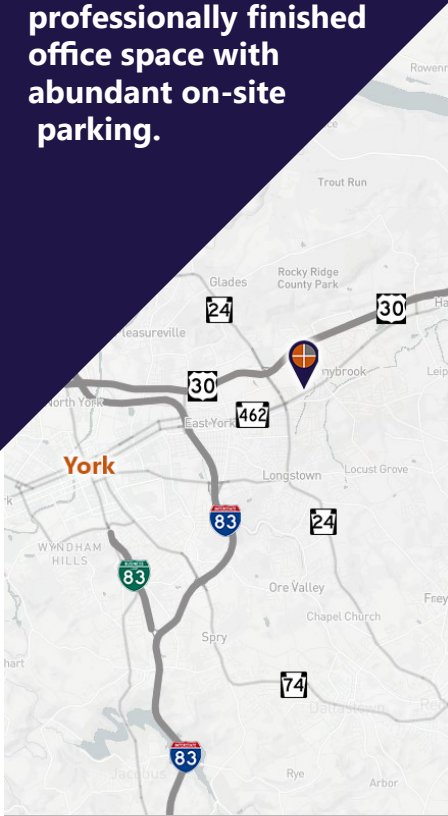


FOR LEASE

Up to 14,400 SF of professionally finished office space with abundant on-site parking.



Ben Chiaro, CCIM
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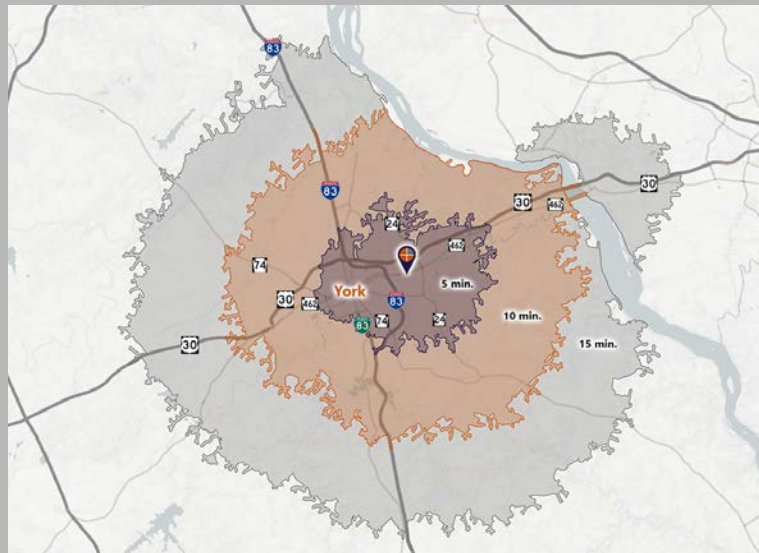
For More Information Call: 717.850.TRUE (8783) | 1018 N. Christian St. Lancaster, PA 17602 | www.TRUECommercial.com

CLASS "A" OFFICE SPACE IN EAST YORK

DEMOGRAPHICS

Variable	2525 Eastern Blvd York, PA 17402		
Travel Distance from Site	5 miles	10 miles	15 miles
Total Population	113,029	246,463	339,913
Population Density (Pop per Sq. Mile)	2,691.8	1,282.5	818.0
Total Daytime Population	122,772	248,185	322,326
Total Households	43,941	97,086	134,137
Per Capita Income	\$35,756	\$40,408	\$40,774
Average Household Income	\$90,047	\$101,751	\$102,606
Average Disposable Income	\$69,603	\$78,332	\$78,998
Aggregate Disposable Income	\$3.06 B	\$7.6 B	\$10.6 B
Total (SIC01-99) Businesses	4,254	7,779	9,675
Total (SIC01-99) Employees	54,603	124,176	171,738
Annual Budget Expenditures	\$3.4 B	\$8.5 B	\$11.8 B
Retail Goods	\$1.07B	\$2.69 B	\$3.76 B

Travel Distance from Site



PROPERTY & MARKET OVERVIEW

Up to approximately 14,400 SF of professionally finished Class "A" office space is available for lease located on Eastern Boulevard in the East side of York, Pennsylvania. This well-maintained office building offers a highly functional corporate environment suitable for a range of professional, administrative, or headquarters-style users.

The property benefits from immediate access to York's primary commercial corridors, providing convenient connectivity to I-83, Route 30, and other regional transportation routes, facilitating efficient access throughout York County and the greater South Central Pennsylvania region. The building is within walking distance and/or a short drive of numerous retail, dining, and service amenities. Tenants benefit from abundant on-site parking, a professional corporate setting, and a large bullpen style area. This offering represents a rare opportunity to lease a large quality office space in one of York's most accessible and amenity-rich business locations.

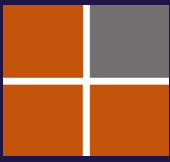
PROPERTY DETAILS

- Total Building Size:.....14,400 SF
- Lease Rate:.....\$16/SF NNN
- NNN Cost:.....\$5.55/SF
- Lease Terms:.....Negotiable
- Zoning:Mixed Use w/Town Center Overlay
- Land/Lot Size: 1.0469 Acres
- Parking:.....55 spaces – paved on-site
- Annual Taxes: \$47,727
- Year Built/Renovated: 1977/2025
- Topography:level
- Roof Type: Rubber
- Construction:.....Masonry / Wood
- Heating:.....FWA
- Cooling:.....CAC
- Electric: Met-Ed
- Water & Sewer: Public

TRAFFIC COUNTS

- Eastern Blvd:.....10,408 VPD
- Market St/Route 462:.....18,893 VPD

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INTERIOR PHOTOS



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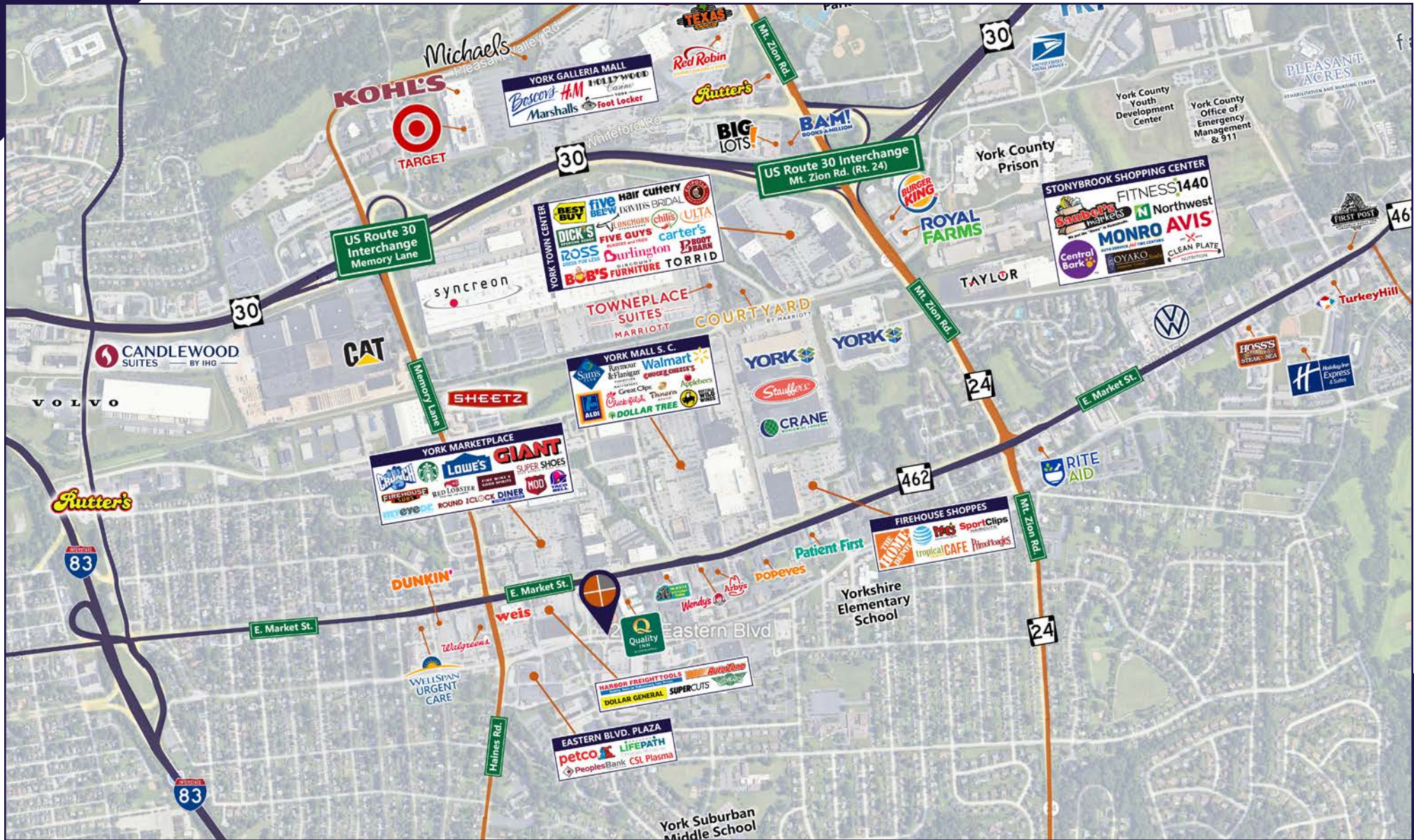
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AERIAL AND BUILDING PHOTOS



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ESTABLISHED REGIONAL AREA MAP



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