

# 5407 Lincoln Highway W

5407 LINCOLN HIGHWAY W

Thomasville, PA 17364

**PRESENTED BY:**

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PA #RS372436



PROPERTY DETAILS & HIGHLIGHTS

SALE PRICE:	\$799,000
LOT SIZE:	1.64 Acres
APN:	33000HF00740000000, 33000HF0074A000000
ZONING:	Commercial
TOWNSHIP:	Jackson
COUNTY:	York
PROPERTY TYPE:	Investment

Situated along highly trafficked Route 30 in West York, PA, this property offers excellent visibility and convenient access—key for maintaining high occupancy and stable income.

This mix delivers diversified income streams, reducing vacancy risk while maximizing cash flow potential. Current ownership has upgraded flooring and bathroom in apartments. Current tenant in retail space is undergoing build out which gives this property good street level visibility and curb appeal—a win-win for saving capital and attracting quality tenants .

Consistent, proactive upkeep has driven solid returns and streamlined management. With low volatility across unit types, this asset ensures a predictable performance path .



- Fully leased income producing
- Mixed Use property
- Corner parcel located along Route 30
- 6 Residential apartment units
- 9 Storage units
- 1 Street level retail space
- Lincoln Highway W Average Daily Traffic Count: 17,552 VPD - both directions

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.

ADDITIONAL PHOTOS





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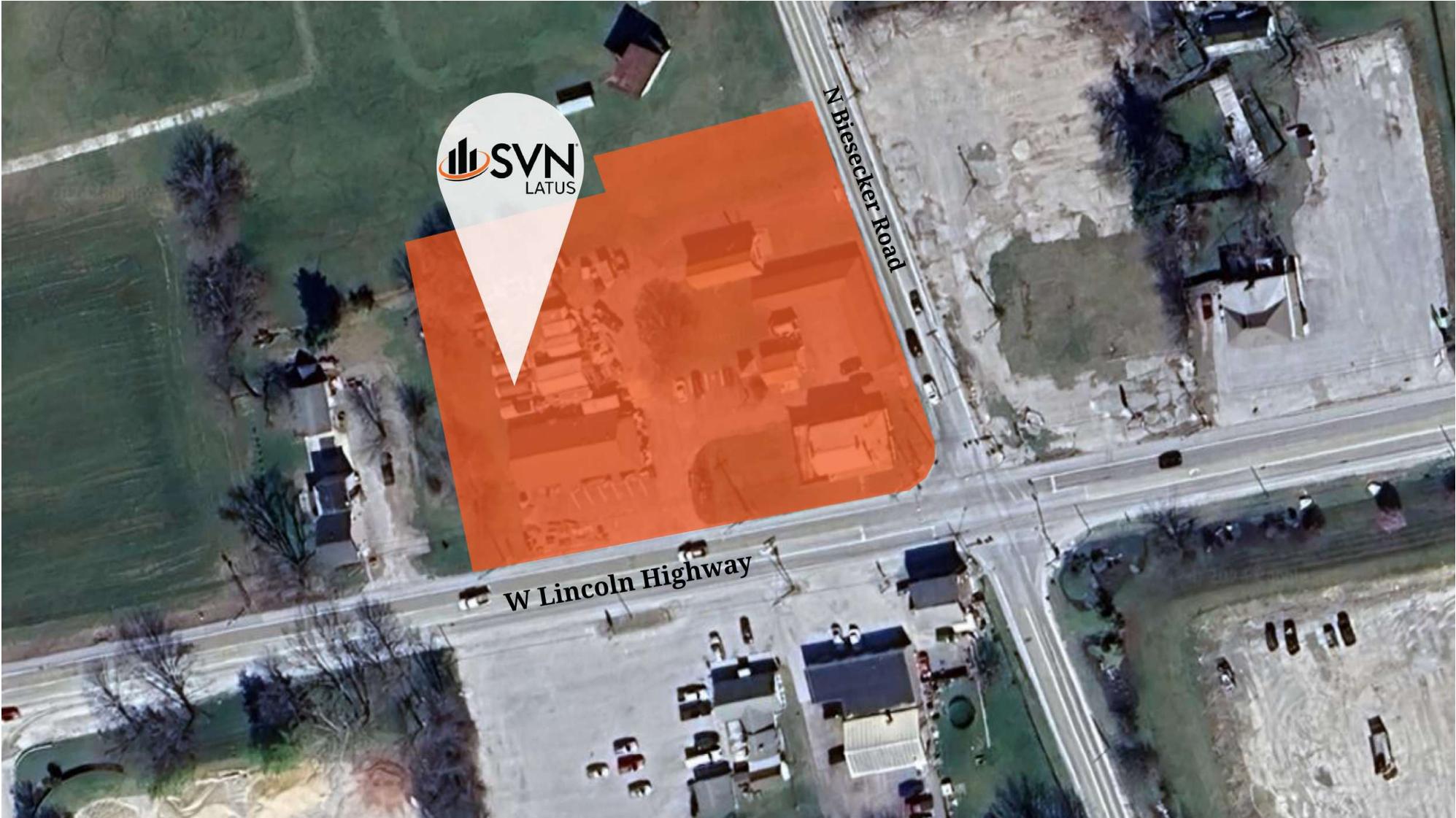


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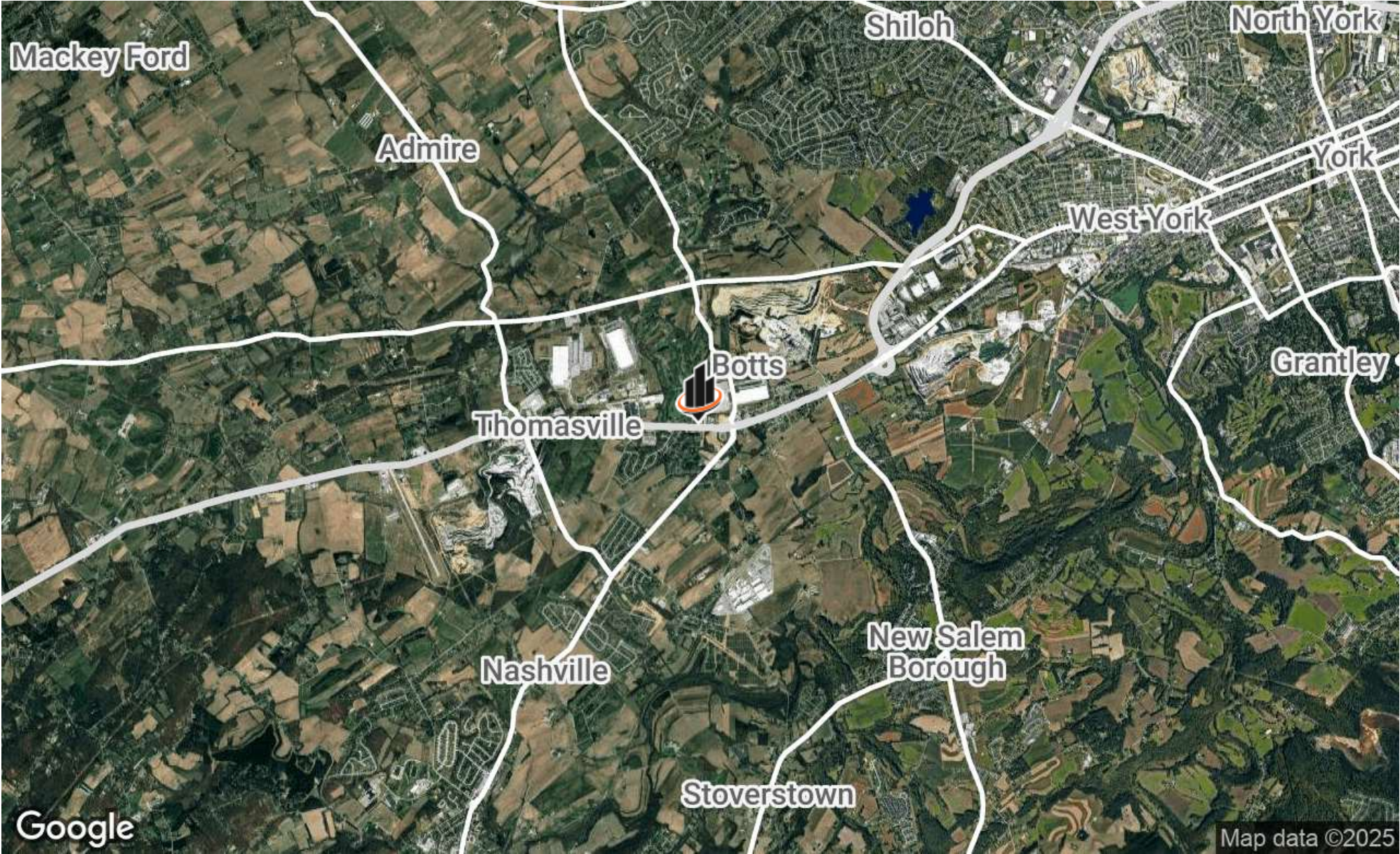


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LOCATION MAP



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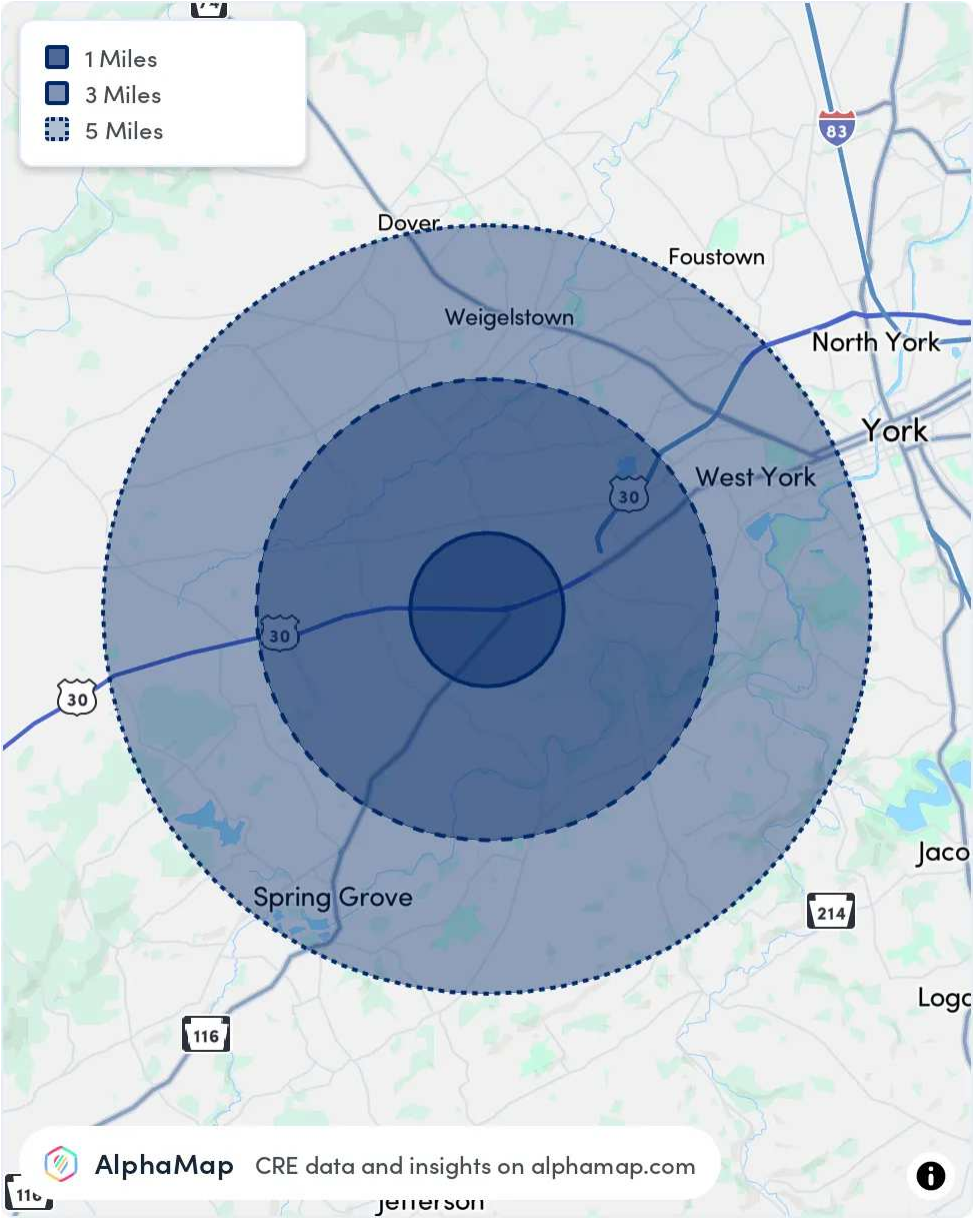


AREA ANALYTICS

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	1,660	16,722	74,521
AVERAGE AGE	43	42	41
AVERAGE AGE (MALE)	42	42	40
AVERAGE AGE (FEMALE)	45	43	43

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	653	6,523	28,951
PERSONS PER HH	2.5	2.6	2.6
AVERAGE HH INCOME	\$92,007	\$103,060	\$95,198
AVERAGE HOUSE VALUE	\$228,676	\$247,011	\$233,138
PER CAPITA INCOME	\$36,802	\$39,638	\$36,614

Map and demographics data derived from AlphaMap



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