



OFFICE FLEX SPACE AVAILABLE

1128 ROOSEVELT AVE | YORK, PA 17404



WWW.LANDMARKCR.COM
(717) 731.1990





OFFERING SUMMARY

Available SF	3,543 SF
Lease Rate	\$14.95 /SF Gross
Lease Type	Gross + Janitorial
Space Use	Office Flex
Building Size	204,800 SF
Lot Size	11.94 Acres
Submarket	South Central PA
County	York
Municipality	West Manchester Twp
Zoning	General Industrial (I-3)

PROPERTY HIGHLIGHTS

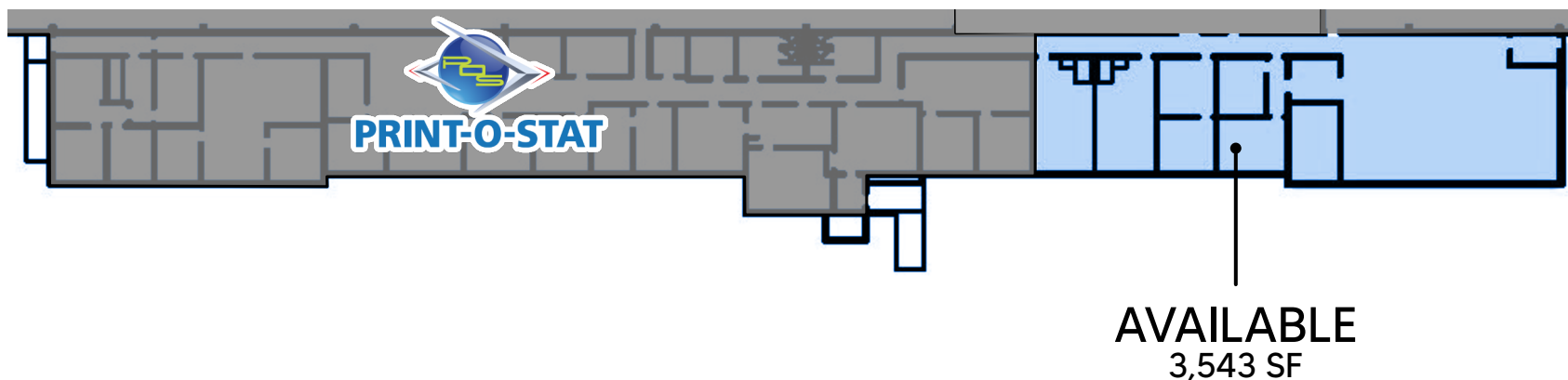
- Opportunity to lease office flex space in established business park setting in York, PA
- The well maintained space offers:
 - Highly visible 3,543 SF office space with excellent signage opportunity
 - Private exterior entrance, functional layout with private offices, and ample parking
 - Join Print-o-Stat, USPlast, Pink Recycling, & MatterHackers
- Corporate neighbors include York Building Products, Ciocca Automotive Dealerships (Chevrolet, BMW, Subaru, Nissan, Honda), Ciocca Collision of York, Enterprise Rent A Car, and unparalleled amenities along Loucks Rd (US-30) such as Weis Markets, ALDI, Tractor Supply, Hobby Lobby, and myriad of national retailers
- Excellent location just off  with quick access to 



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LEASE INFORMATION

Available SF	Space Use	Lease Rate	Lease Type
3,543 SF	Flex Office	\$14.95 SF/yr	Gross + Janitorial

LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
P : 717.731.1990

MICHAEL CURRAN, SIOR
PRESIDENT & MANAGING DIRECTOR
MCURRAN@LANDMARKCR.COM
C: 717.805.9277

JASON GRACE, CCIM, SIOR
CEO & MANAGING PRINCIPAL
JGRACE@LANDMARKCR.COM
C: 717.421.1943



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AERIAL



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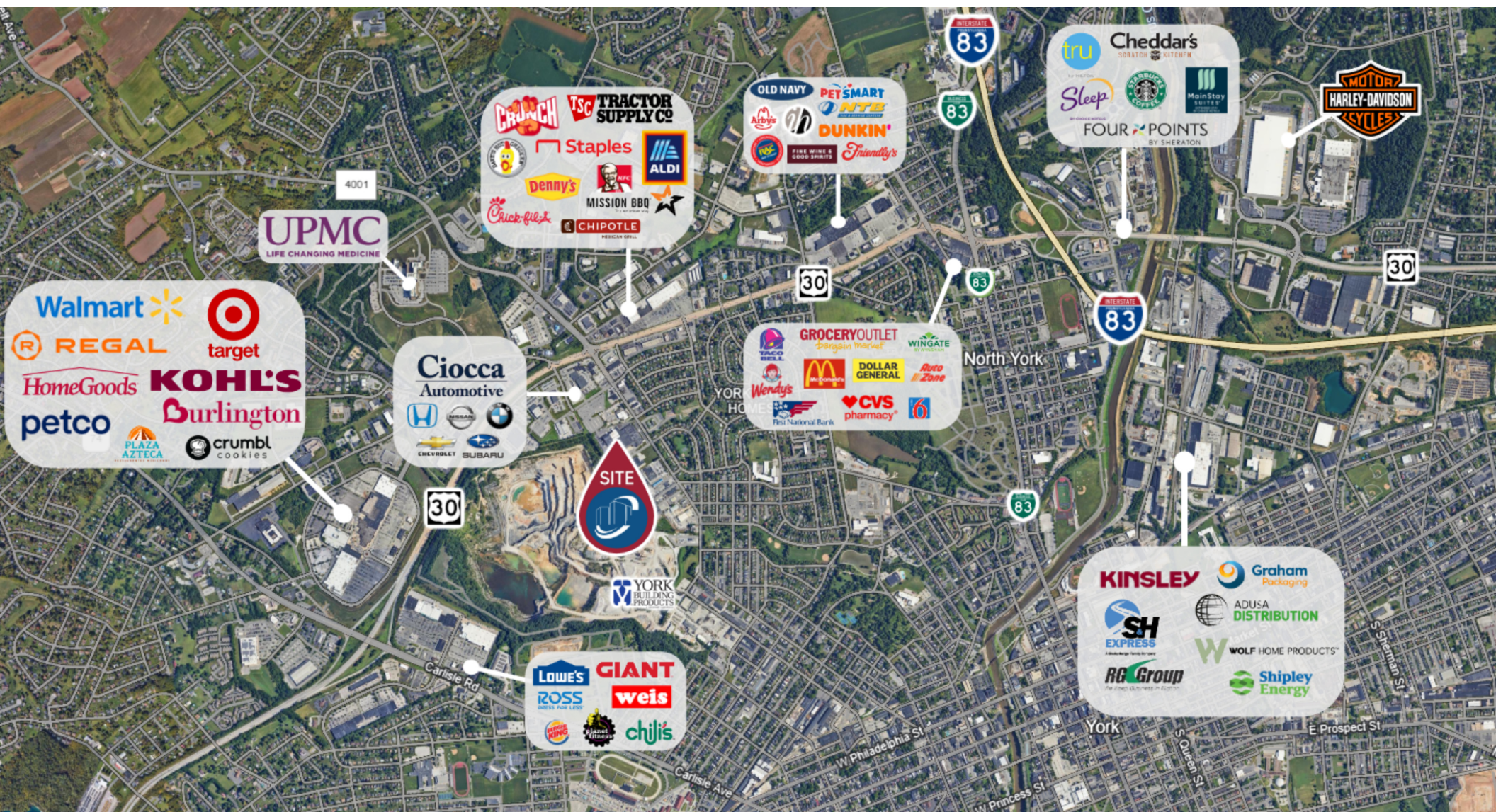


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Keyboard sh

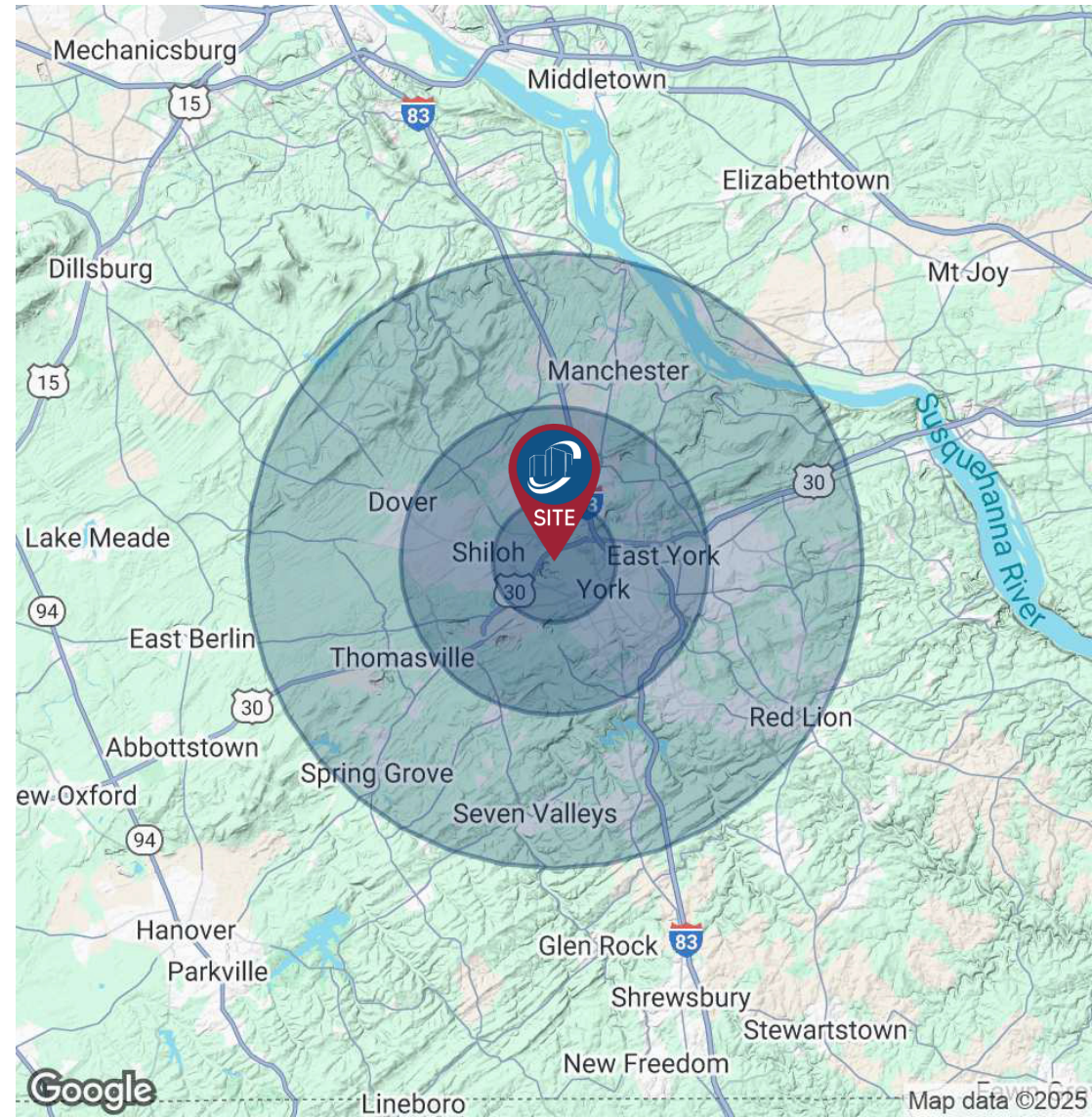
TRADE MAP



DEMOGRAPHICS

POPULATION	2 MILES	5 MILES	10 MILES
Total Population	47,767	146,180	278,582
Average age	40	41	41
Average age (Male)	38	39	40
Average age (Female)	41	42	42

HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Total households	19,294	56,810	108,176
# of persons per HH	2.5	2.6	2.6
Average HH income	\$74,387	\$93,007	\$97,741
Average house value	\$164,822	\$223,794	\$252,930





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For More Information Contact:

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PRESIDENT & EXECUTIVE MANAGING DIRECTOR

E: MCURRAN@LANDMARKCR.COM

C: 717.805.9277

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CEO & MANAGING PRINCIPAL

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POWERBROKER AWARD

