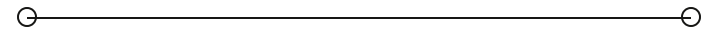


SALE

4200 W Market St

4200 W MARKET ST

York, PA 17408



PRESENTED BY:

KAREN NEIDERER

O: 717.737.2422 x1004

karen.neiderer@svn.com



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$599,000
LEASE RATE:	Negotiable
AVAILABLE SF:	4,660 SF
ZONING:	Local Commercial
UTILITIES:	Public
APN:	51-000-14-0062-00-00000

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PROPERTY OVERVIEW

Retail/office investment opportunity, located on the highly traveled Route 30 (Lincoln Highway). Great location for various retailers, especially financial institutions. Available property offers 3,700 SF on the main level, a 960 SF second floor apartment, 2,340 SF of unfinished basement, a drive thru, security features and optimal parking. Potential income from rental unit above office/retail space.

PROPERTY HIGHLIGHTS

- Investment opportunity
- Former bank
- Great visibility
- Drive -thru grandfathered in for financial institutions
- W. Market Street Average Traffic Count: 38,485 VPD - both directions

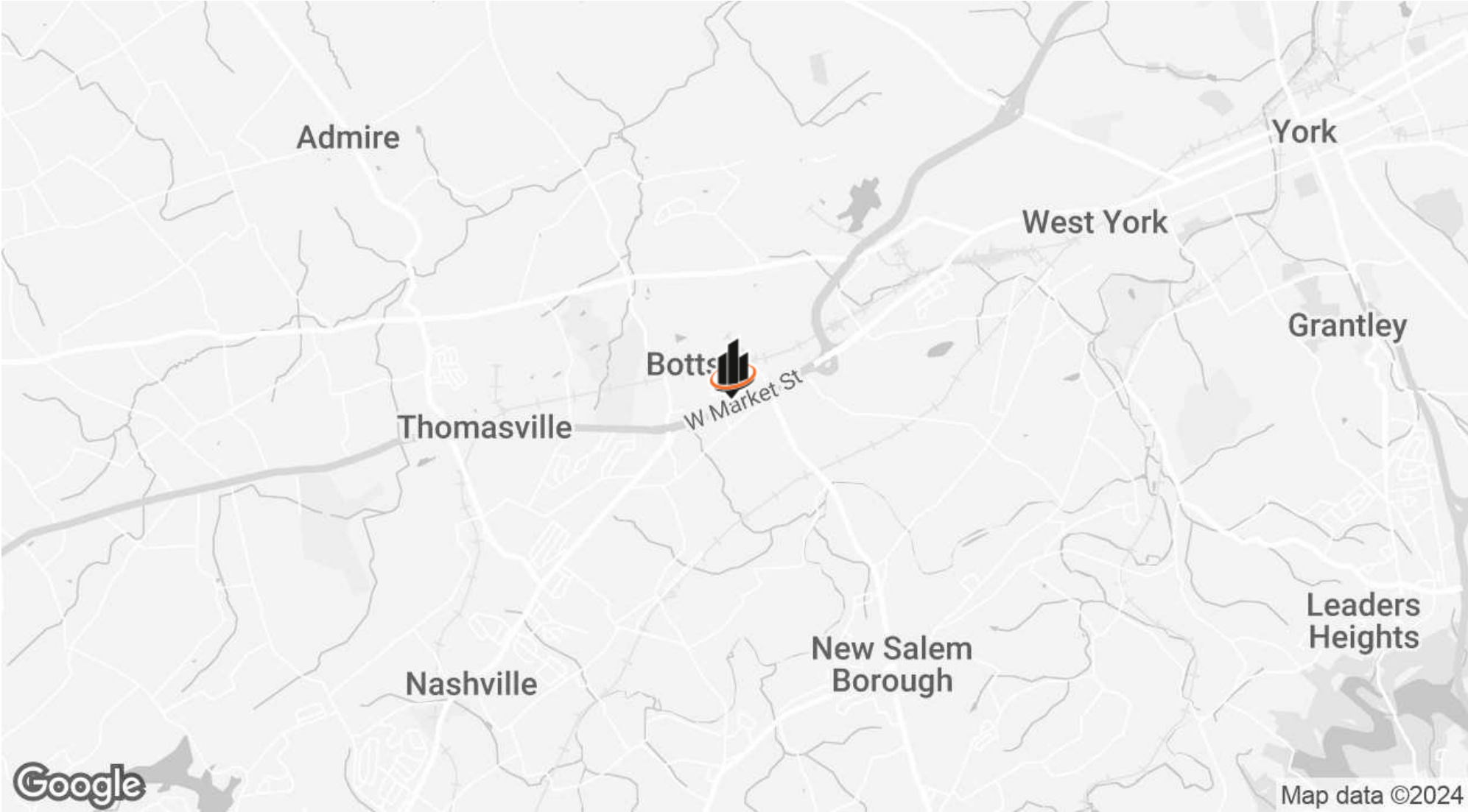
ADDITIONAL PHOTOS



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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

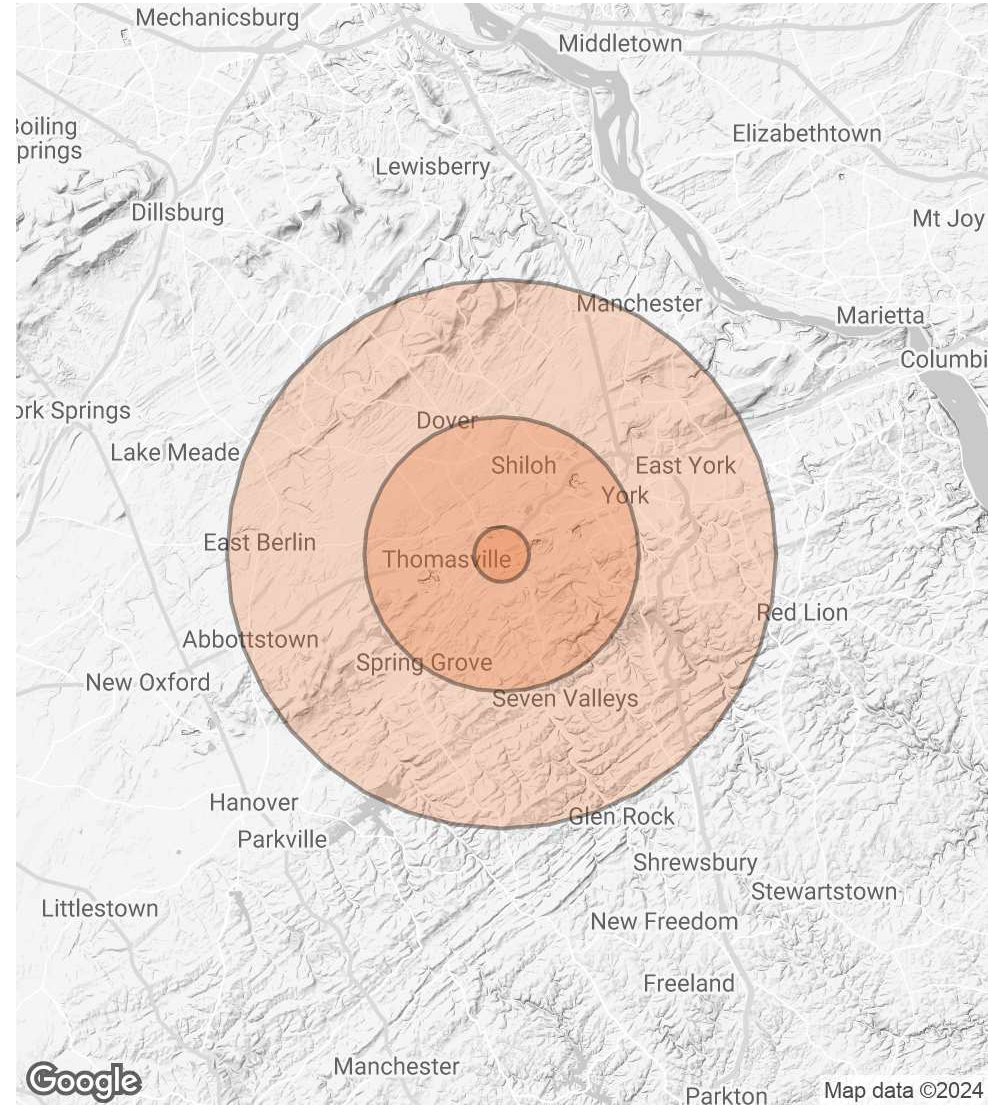
POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	778	84,679	239,116
AVERAGE AGE	43.7	39.2	40.6
AVERAGE AGE (MALE)	49.0	37.8	39.0
AVERAGE AGE (FEMALE)	39.3	40.9	42.0

HOUSEHOLDS & INCOME 1 MILE 5 MILES 10 MILES

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	322	35,135	97,919
# OF PERSONS PER HH	2.4	2.4	2.4
AVERAGE HH INCOME	\$75,686	\$72,210	\$76,005
AVERAGE HOUSE VALUE	\$182,642	\$147,962	\$168,813

2020 American Community Survey (ACS)



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DISCLAIMER

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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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