



PROSPECT RD. PROFESSIONAL CENTER

Windsor Township | York County

867 Clare Lane York, PA 17402

FOR LEASE

1,160 SF professional office suite available on the first floor of the Prospect Road Professional Center.



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

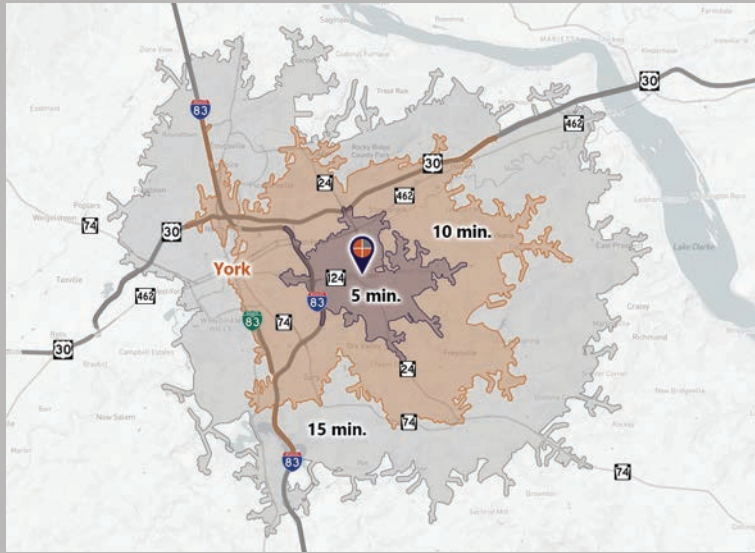
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PROSPECT ROAD PROFESSIONAL CENTER

DEMOGRAPHIC OVERVIEW

Variable	875 Clare Lane York, PA		
Travel Distance from Site	5 minutes	10 minutes	15 minutes
Total Population	18,031	84,312	177,533
Population Density (Per Sq. Mile)	2,114.0	1,773.6	1,397.4
Total Daytime Population	15,485	86,849	193,833
Total Households	7,609	33,185	69,487
Per Capita Income	\$43,917	\$38,218	\$37,819
Average Household Income	\$105,515	\$96,410	\$96,043
Average Disposable Income	\$80,760	\$74,275	\$74,053
Aggregate Disposable Income	\$614,502,082	\$2,464,821,033	\$5,145,752,538
Total (SIC01-99) Businesses	389	3,004	6,287
Total (SIC01-99) Employees	4,607	42,279	91,121
Total (SIC01-99) Sales	\$578,795,995	\$8,291,450,450	\$16,944,017,708
Annual Budget Expenditures	\$695,132,716	\$2,770,271,013	\$5,786,573,312
Retail Goods	\$228,893,320	\$910,201,801	\$1,904,664,370

Travel Distance from Site



PROPERTY & MARKET OVERVIEW

867 Clare Lane is a professional office suite situated within the Prospect Road Professional Center. The suite comprises 1,160 square feet of office space located on the upper level of the building, yet it features a ground-level entrance. The Prospect Road Professional Center provides shared on-site parking and boasts a convenient location in East York. It is well-positioned along E. Prospect Rd./PA Route 124 and is just minutes away from the Interstate-83/Mt. Rose Avenue interchange and US Route 30.

The available suite includes an open reception and waiting area, an office, a laboratory, an exam room, a consultation room, an operator room, and two restrooms. The Prospect Road Professional Center is home to a mix of professional and medical offices, alongside residential apartments.

PROPERTY DETAILS

- Available Space - Suite 867:..... 1,160 SF
- Lease Rate:..... \$1,090/month/NNN
- Lease Terms:..... 2-3 years
- NNN Costs:.....\$350/month
- Zoning:.....General Commercial (C-1)
- Land/Lot Size:..... 1 acre
- Date Available:..... Immediately
- Parking:..... On-site, Shared Lot
- Year Built:..... 1969
- Roof Type:..... Shingle
- Roof Age:..... 10 years
- Construction:.....Masonry
- Ceiling Height:..... 8 ft.
- Heating:.....Gas
- Cooling:.....Central Air
- Electric:.....Met Ed
- Water:.....Public
- Sewer:.....Public

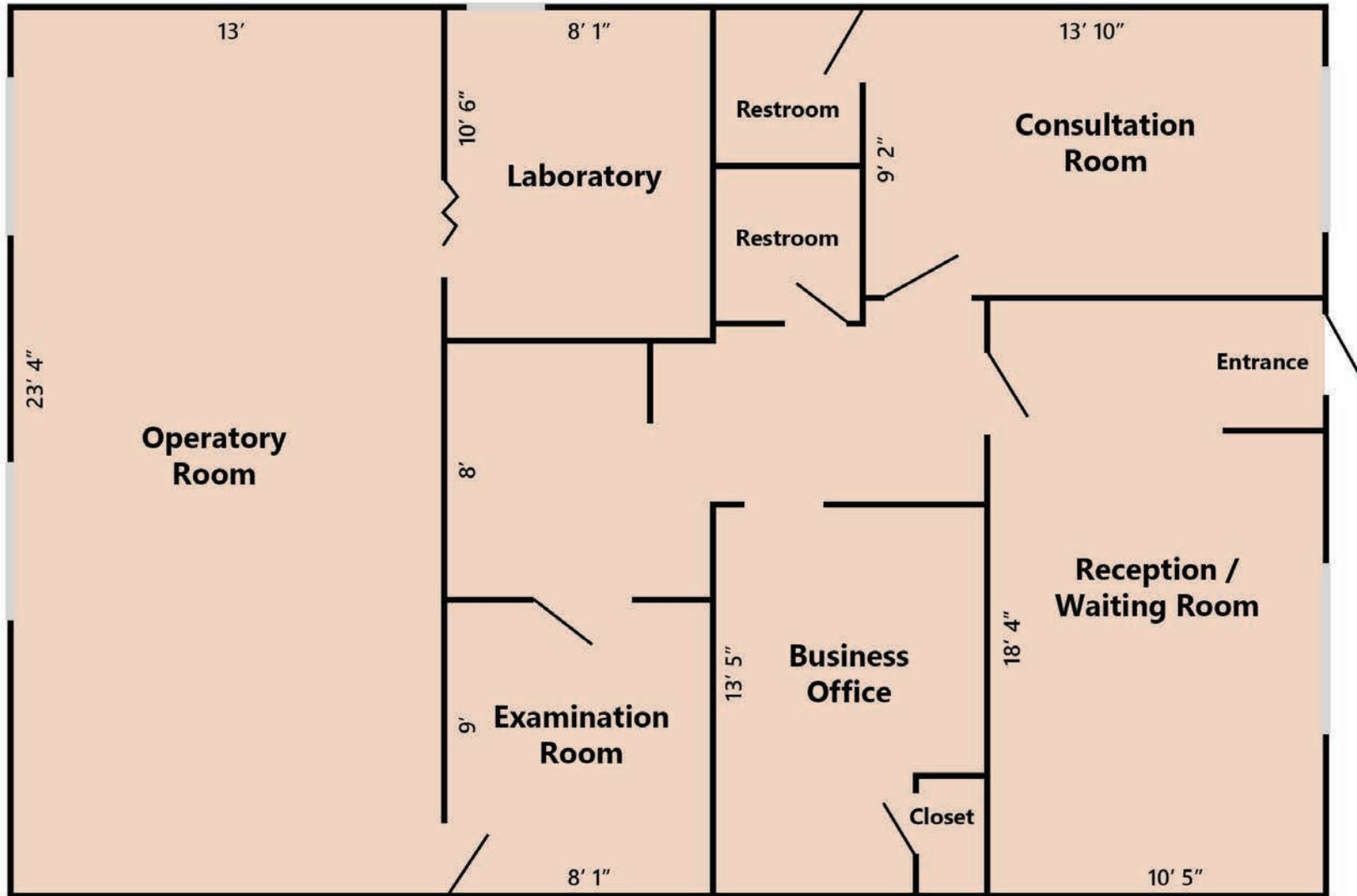
TRAFFIC COUNTS

- Edgewood Rd./Route 24: 19,123 VPD
- E. Prospect Rd./Route 124: 7,954 VPD

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FLOOR PLAN | 867 CLARE LANE



FLOOR PLAN FOR SCHEMATIC PURPOSES ONLY!

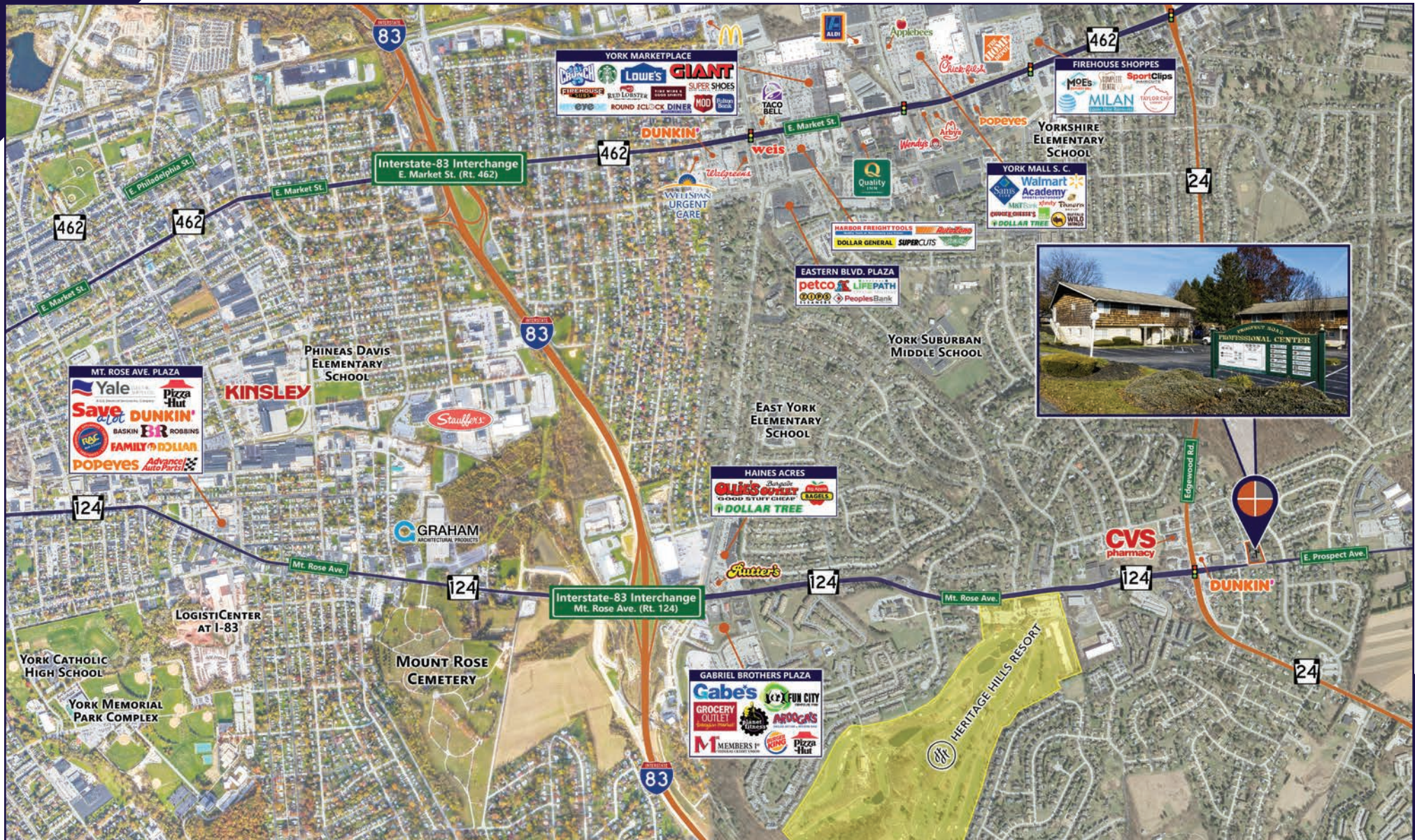
Measurements are approximate and not architectural measurements. Tenants must verify all measurements and square footage.

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ESTABLISHED REGIONAL AREA MAP



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DEMOGRAPHIC SUMMARY: 5 MIN. DRIVE TIME

DEMOGRAPHIC SUMMARY

867 Clare Lane York, PA

Drive time of 5 minutes

KEY FACTS

18,031

Population



7,609

Households

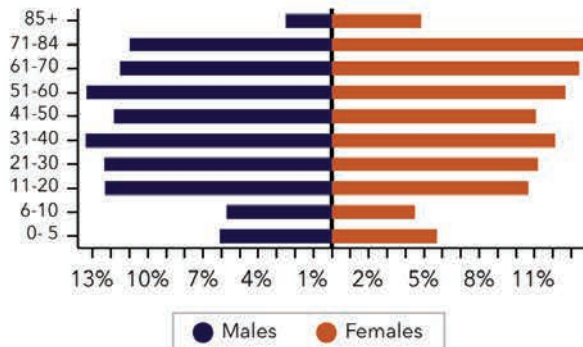
43.4

Median Age

\$63,370

Median Disposable
Income

AGE PYRAMID



INCOME



\$77,334
Median
Household
Income

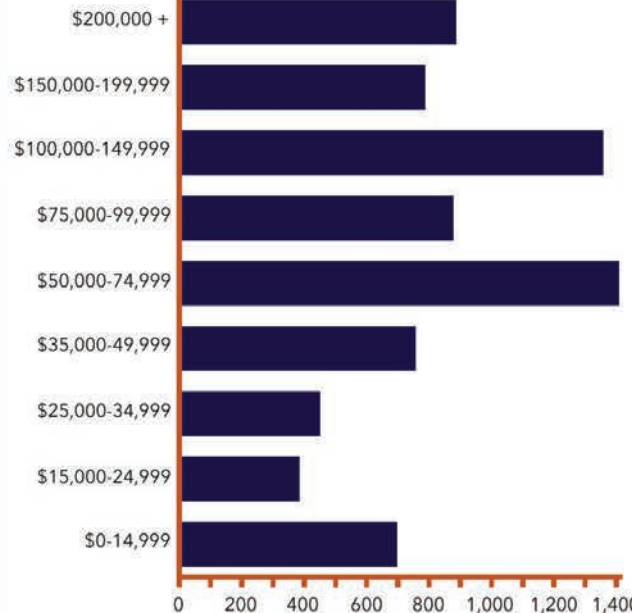


\$43,917
Per Capita
Income

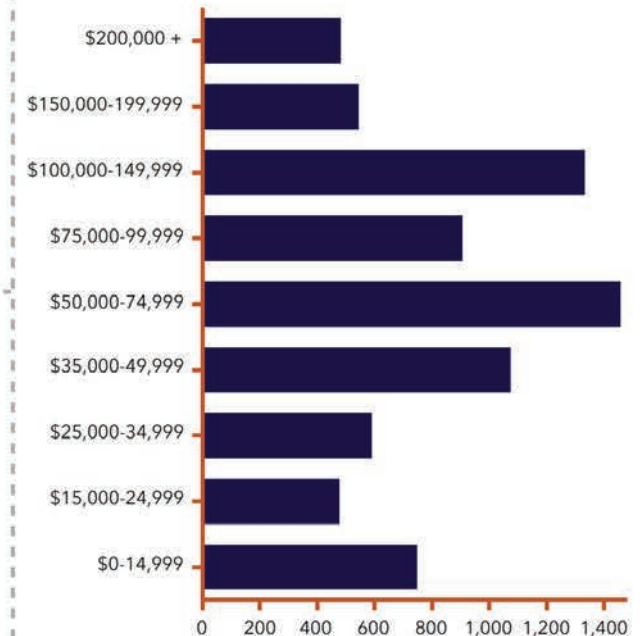


\$265,630
Median Net
Worth

HOUSEHOLD INCOME



DISPOSABLE INCOME



ANNUAL HOUSEHOLD SPENDING



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AERIAL DRONE PHOTOS & BUILDING PHOTOS



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AERIAL DRONE PHOTO



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