



**4309 N GEORGE ST. EXT
MANCHESTER, PA 17345**



FREESTANDING COMMERCIAL *for sale*
Former convenience store ready for new owner!

LANDMARK COMMERCIAL REALTY
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Executive Summary

Landmark Commercial Realty is pleased to present a 3,900 SF former Sheetz convenience store on a 1.42-acre commercially zoned parcel along N George Street (Route 181) in the Manchester/York County retail corridor. The property delivers excellent visibility, frontage, and access, with existing utility infrastructure and site improvements that reduce redevelopment costs and timelines. At an asking price of \$1,095,000, this asset is well-positioned for an owner-user repositioning, re-tenanting to retail/QSR/medical, or ground-up modernization while leveraging strong local traffic patterns and a growing suburban trade area.

The site's Commercial zoning supports a broad range of uses, enabling flexibility to meet current demand from service retail, food uses, specialty retail, and medical/consumer services. Proximity to I-83 and PA-30 provides regional connectivity for employees and customers, while the surrounding residential base drives consistent daily needs traffic.

Highlights

- Former Sheetz site with existing C-store infrastructure
- High-visibility frontage along N George St (RT 181)
- Regional access to I-83 and PA-30
- Commercial zoning with wide permitted-use profile
- Stable suburban demographics and employer base



BUILDING HIGHLIGHTS



- Former Sheetz site with existing C-store infrastructure (utilities, curb cuts, canopy pad area potential), reducing redevelopment friction
- 3,900 SF freestanding building on 1.42 acres – ample parking and circulation
- Commercial zoning with wide permitted-use profile (retail, QSR/restaurant, medical, service, and more)
- High-visibility frontage along N George St (Rt 181) in a mature retail corridor
- Strong drive-by traffic supporting daily-needs retail and service tenants
- Owner-user or investor appeal: re-tenant, reposition, or redevelop
- Regional access to I-83 and PA-30, connecting to broader York/Harrisburg markets
- York County growth dynamics with stable suburban demographics and employer base

PROPERTY ABSTRACT

FINANCIAL SUMMARY

Purchase Price	\$1,095,000
Property Taxes	\$20,304.37
Tax Year	2025

PROPERTY / SITE OVERVIEW

APN	26-000-MI-0120-NO-00000
Building Type	Freestanding Convenient Store
Year Built	1997
Building Size	3,900 SF
Site Size	1.42 AC
Parking	Surface parking; ample on-site

USE & POTENTIAL

Use Potential	Retail, QSR/Restaurant, Medical/Clinic, Service Retail
Site Conditions	Former convenience store; canopy pad potential

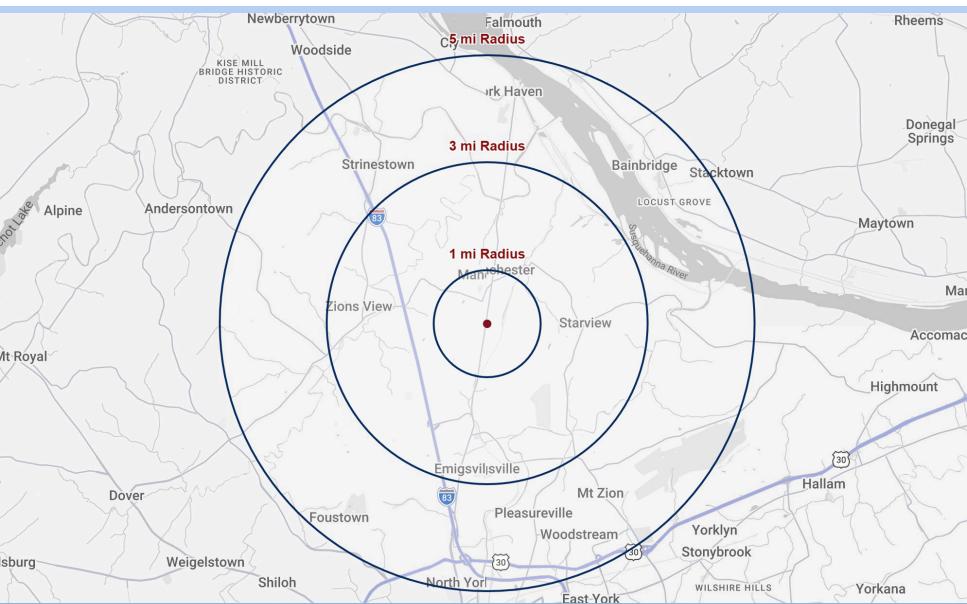


LOCATION

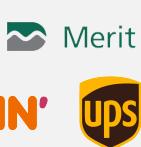


DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	3,190	19,725	55,545
Households	1,284	7,519	21,537
Median Age	39.9	38.9	39.6
Businesses	137	637	1,661



WHAT'S NEARBY...



LOCATION & DEMOGRAPHICS

Manchester, PA and the northern York area serve as a stable suburban hub within York County, supported by a balanced mix of long-term residents, commuters, and regional employment centers. The market benefits from its proximity to both York City and the I-83 corridor, which draws steady daily traffic from people traveling between Pennsylvania and the greater Harrisburg-Maryland region. This combination of local population density and regional connectivity sustains consistent year-round retail demand.

N George Street (Route 181) functions as one of the primary commercial corridors serving the Manchester trade area. The roadway is lined with established businesses, including national retailers, automotive services, restaurants, and essential service providers, reinforcing it as a daily-needs destination for surrounding neighborhoods. The corridor's mix of single-family housing, small business clusters, and industrial employers supports a dependable consumer base with predictable daily patterns.

York County's broad employment landscape—spanning distribution, manufacturing, logistics, healthcare, and professional services—contributes to a strong daytime population and consistent traffic throughout the week. Residential growth in the northern York suburbs continues to bolster demand for convenience-oriented retail, food service, and service-based operators seeking stable performance over speculative expansion.

With its accessibility, established commercial presence, and sustained regional workforce activity, Manchester/North York offers a reliable environment for retail and service-oriented investment. The area's combination of steady demographics and proven demand makes it well-positioned for users seeking long-term operational viability and predictable customer flow.



ABOUT LANDMARK

Landmark Commercial Realty - TCN Worldwide is a full service Commercial / Industrial Brokerage firm head-quartered just outside Harrisburg in Camp Hill, Pennsylvania. We primarily focus in the South Central region of Harrisburg, Carlisle, York, Lebanon, Lancaster, Hershey, and State College.

BROKERAGE SERVICES

- Landlord/Seller Representation
- Tenant / Buyer Representation
- Major Project Marketing
- Land Assemblages
- Contract Lease Negotiations
- Build-to-Suit Projects

CONSULTING SERVICES

- Investment Cash Flow Analysis
- Rezoning, Permitting and Approvals
- Portfolio Analysis
- Engineering, Space Planning, Design
- Logistical Supply Chain Analysis
- Feasibility Marketing

MARKET INFORMATION

- Retail Competition Mapping
- Trade Area Studies
- Absorption Studies
- Demographic Analysis

PROUDLY SERVING SOUTH CENTRAL PENNSYLVANIA FOR OVER 30 YEARS



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STATE COLLEGE

ALLENTOWN

HAZLETON

HAGERSTOWN

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CARLISLE

YORK

GETTYSBURG

LEBANON

LANCASTER

HERSHEY

Landmark affiliated with TCN Worldwide Real Estate Services in 2013. TCN Worldwide is recognized as one of the industry's most powerful brokerages, ranking 7th in Commercial Property Executive and 9th by National Real estate Investor.

TCN Worldwide is a consortium of independent commercial real estate firms, providing integrated real estate solutions locally and internationally. With commercial real estate professionals serving more than 200 primary and secondary markets worldwide, TCN Worldwide ranks as one of the largest service providers in the industry, consisting of more than 1,500 commercial real estate professionals in 60+ offices, and collectively representing more than \$58.6 billion in annual transaction volume.

As a member of TCN Worldwide platform, Landmark Commercial Realty is able to meet our clients' real estate needs globally by utilizing local expertise while retaining direct control and responsibility, providing a single point of contact.

We offer comprehensive commercial real estate transaction, management and consulting services, all provided with the highest level of corporate accountability and entrepreneurial commitment.



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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Landmark Commercial in compliance with all applicable fair housing and equal opportunity laws.