



N Biesecker Road

W Lincoln Highway

SALE

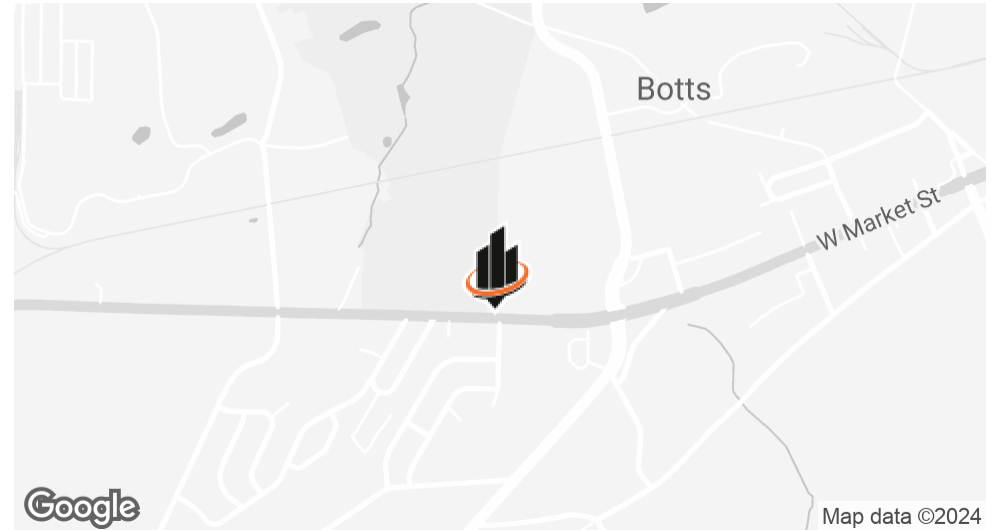
**5407 Lincoln Highway
W**

5407 LINCOLN HIGHWAY W
Thomasville, PA 17364

PRESENTED BY:

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PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Corner parcel located along Route 30
- Great site for QSR
- Commercial zoning
- Potential for owner occupied business space
- Various source of income; multi-family and storage units
- Cash flow while going through development process
- Lincoln Hwy W Average Daily Traffic Count: 17,552 VPD - both directions

PROPERTY DESCRIPTION

Corner parcel located along the highly trafficked Route 30 in Western York, PA. Commercial zoning allows various permitted uses, making this an ideal pad site or investment property. Currently operating nine storage units, commercial building and six multi-family rental units for additional income.

OFFERING SUMMARY

SALE PRICE:	\$799,000
LOT SIZE:	1.64 Acres

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ADDITIONAL PHOTOS



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DEMOGRAPHICS MAP & REPORT

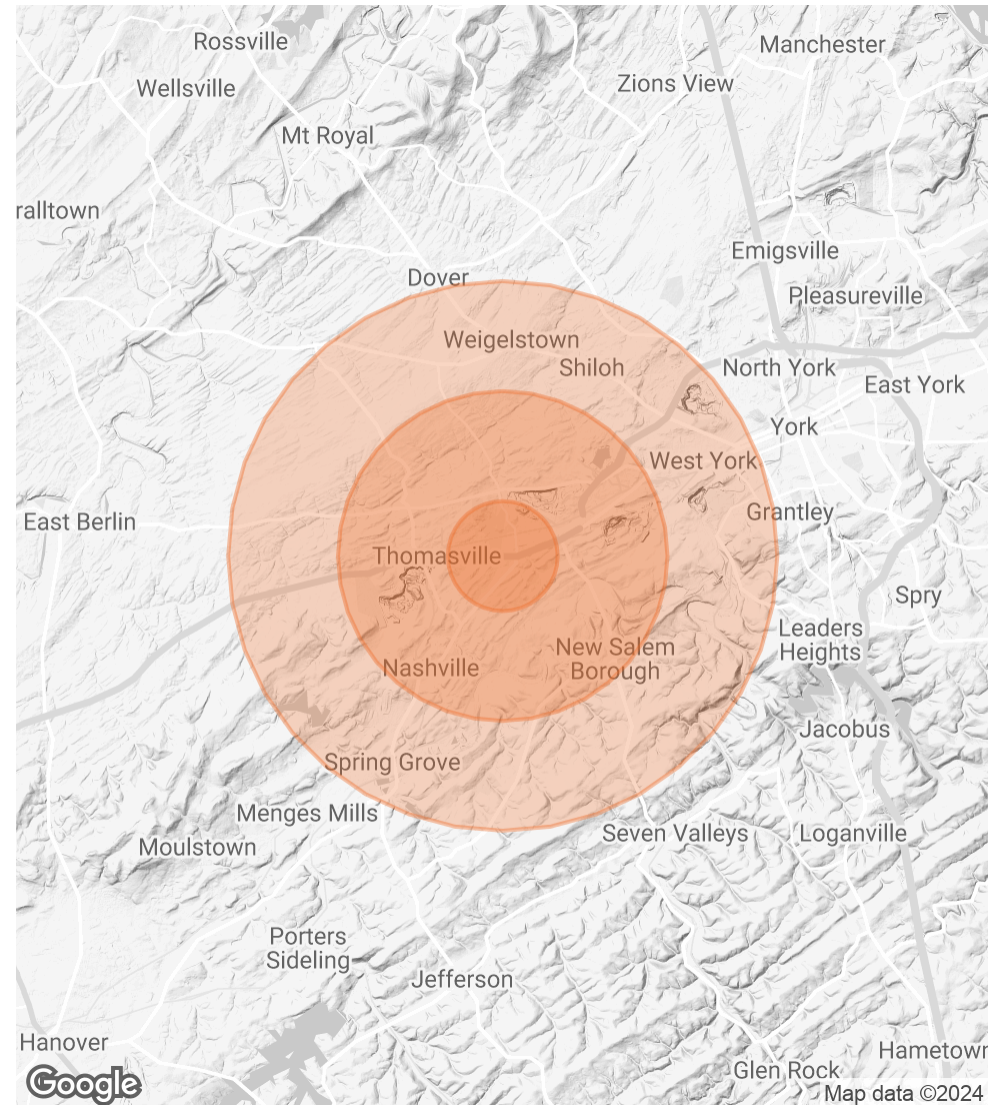
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	1,475	15,927	68,642
AVERAGE AGE	43	43	42
AVERAGE AGE (MALE)	0	0	0
AVERAGE AGE (FEMALE)	0	0	0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	579	6,239	27,050
# OF PERSONS PER HH	2.5	2.6	2.5
AVERAGE HH INCOME	\$86,833	\$103,053	\$97,013
AVERAGE HOUSE VALUE	\$211,995	\$248,108	\$242,581

Demographics data derived from AlphaMap



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