

OFFERING MEMORANDUM

SINGLE TENANT RETAIL PORTFOLIO: ERIE, READING & YORK, PA



AVAILABLE FOR SALE OR LEASE INDIVIDUALLY OR AS A GROUP



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INVESTMENT SUMMARY

Delivery	Owner-User (Vacant)
Address	100-128 Lancaster Avenue, Reading, PA 19611
	100 Memory Lane, York, PA 17402
	2178 W 38th Street, Erie, PA 16508
GLA	Reading - 4,550 SF
	York - 4,133 SF
	Erie - 3,392 SF
Lot Size	1.06 AC - .94 AC - .87 AC
Zoning	Reading, C-C (Commercial Core)
	York, MU (Mixed Use)
	Erie, C-1 (Commercial)
Remodeled	2017

Previously Licensed Cannabis Dispensaries

Each one of the properties was approved and licensed as a cannabis dispensary by the state of Pennsylvania in 2020. The sale of the properties will NOT include the cannabis licenses; however these are compliant locations for someone seeking a future license, or who might wish to relocate an existing license.

Excellent Locations

Each location is a freestanding retail building with ample parking, great visibility, and healthy traffic counts.

Newly Remodeled

Each of the facilities was recently remodeled by the current operator.

Do Not Need to Remain Cannabis Stores

These locations can all be leased or purchased for the purposes of traditional uses such as retail storefronts or restaurants.





ERIE, PA





READING, PA



YORK, PA



DEMOGRAPHICS

100-128 Lancaster Avenue, Reading

2-Mile

5-Mile

10-Mile

2023 Population	89,730	209,114	310,909
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2023 Census	32,548	79,445	116,844
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Average Household Income	\$58,316	\$76,908	\$84,709
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Lancaster Avenue sees over 20,000 vehicles per day.

100 Memory Lane, York

2-Mile

5-Mile

10-Mile

2023 Population	35,375	145,212	290,459
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2023 Census	13,339	56,169	112,603
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Average Household Income	\$78,149	\$78,816	\$84,364
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Memory Lane sees approximately 14,000 vehicles per day, while nearby Market Street sees over 23,000 vehicles per day.

2178 W 38th Street, Erie

2-Mile

5-Mile

10-Mile

2023 Population	39,567	144,083	197,806
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2023 Census	17,043	59,298	79,441
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Average Household Income	\$65,805	\$64,573	\$68,618
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West 38th Street sees over 14,000 vehicles per day while I-79 sees approximately 35,000 vehicles per day.





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