



Freestanding Commercial Building
AVAILABLE FOR SALE

2100 W MARKET STREET, YORK PA



2100 W MARKET STREET · YORK, PA 17404

FREESTANDING COMMERCIAL BUILDING AVAILABLE

FOR SALE OR LEASE

OFFERING SUMMARY

Building Size	4,800 SF
Sale Price	\$495,000
Price per SF	\$103.13
Property Taxes (2025)	\$ 7,202.93
APN	51-000-04-0357-00-00000
Lease Price	11.95 per SF/Yr
Lease Type	NNN
CAM	TBD
Zoning	LC-Local Commercial
Municipality	West Manchester Township
County	York County

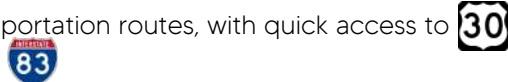
PROPERTY OVERVIEW

This 4,800 SF free-standing commercial building presents a rare opportunity in York County, where quality stand-alone assets with strong visibility and traffic counts are increasingly hard to find. Positioned along a high-traffic corridor with over 11,000 vehicles per day, the property offers excellent exposure for a wide range of commercial users.

Located within the Local Commercial (LC) zoning district, the property allows for a variety of uses by right, making it ideal for owner-users, investors, or tenants seeking immediate occupancy. The building is available immediately for sale or lease, providing flexibility to meet current market demand.

With convenient access to major regional roadways, strong demographics, and a growing local economy, this property represents a compelling opportunity for businesses looking to establish or expand their presence in York County.

PROPERTY HIGHLIGHTS

- 4,800 SF free-standing commercial building
- High-visibility location with traffic counts exceeding 11,000 VPD
- Local Commercial zoning with multiple permitted uses by right, including: office, retail sales, personal services, medical | dental clinics, & more
- Available immediately for sale or lease
- Excellent access to major transportation routes, with quick access to and convenient connection to 
- Rare find in a growing York County market, where freestanding commercial buildings are limited
- Strong surrounding commercial activity and expanding population base
- Ideal for owner-users, investors, or service-oriented businesses seeking long-term stability

LANDMARK COMMERCIAL REALTY

425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011

P : 717.731.1990

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PROPERTY DETAILS

Number of Buildings	1
Building Size	4,800 SF
Lot Size	0.47 Ac
Building Class	B+
Tenancy	Single
Number of Floors	1
Restrooms	2
Parking	Available Onsite
Year Built	1959

MARKET DETAILS

Cross Streets	N Scott St
Traffic Count at Intersection	11,000 VPD
Municipality	West Manchester Township
County	York County
Zoning	LC-Local Commercial
Permitted Uses	Office, retail sales, personal services, medical dental clinic

BUILDING SPECIFICATIONS

Construction	Brick
Roof Type	Flat
Power	3 Phase 240 Volt
HVAC	Gas Heat Central AC
Sprinklers	No
Security	Yes
Signage	Monument

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TCN
WORLDWIDE
REAL ESTATE SERVICES

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RED LION

DALLASTOWN

EAST YORK



2100
W MARKET ST
YORK

Indian Rock Campground



YORK

NORTH YORK

YORK STATE
FAIRGROUNDS

WEST YORK
AREA HIGH SCHOOL

WEST YORK



WEST MANCHESTER
TOWN CENTER



YORK CROSSING



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DEMOGRAPHICS

POPULATION

1 MILE	8,451
3 MILE	71,810
5 MILE	147,850

HOUSEHOLDS

1 MILE	3,647
3 MILE	27,876
5 MILE	58,336

AVERAGE HOUSEHOLD INCOME

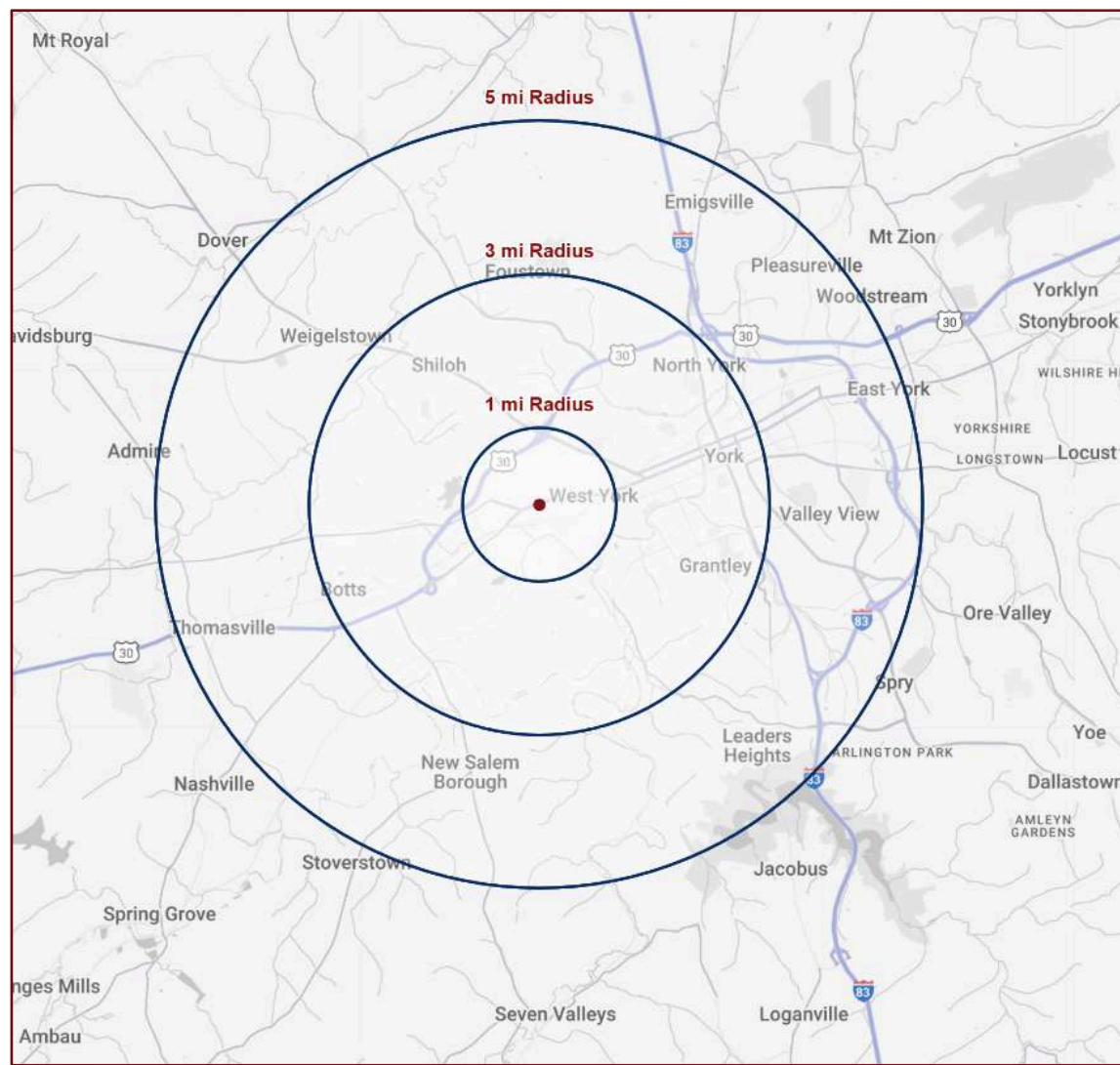
1 MILE	\$81,787
3 MILE	\$89,713
5 MILE	\$99,407

TOTAL BUSINESSES

1 MILE	420
3 MILE	2,639
5 MILE	4,872

TOTAL EMPLOYEES (DAYTIME POPULATION)

1 MILE	7,657
3 MILE	38,463
5 MILE	67,152





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AREA OVERVIEW

York County is nestled in the scenic heart of south-central Pennsylvania. It is conveniently located just North of Baltimore off Interstate 83, an easy jump from I-95, I-495, and I-695, providing only a short drive to most east coast metropolitan areas, including Philadelphia, Harrisburg, Pittsburgh, Baltimore, Washington, D.C. and New York City.

Because of its central location, York has evolved into a manufacturing and business hub. Major companies with roots here include Harley-Davidson, York Barbell, Voith Hydro, York International, Utz Quality Foods, Snyder's of Hanover, BAE Systems and more. The diverse roster of major employers corporate headquarters, financial service firms, healthcare institutions, major manufacturers and distribution companies provides a stable foundation for consistent economic growth.

The County has great schools, a low cost of living, quality health care and boundless entertainment opportunities. There's a park in nearly every corner of the county, a strong performing arts community, sports and lots of shopping opportunities.



2025 ESTIMATED
POPULATION

473,916

DEMOGRAPHICS



40

**MEDIAN
AGE**



\$109,240

**AVERAGE
HOUSEHOLD
INCOME**



**21.8
MINUTES**

**AVERAGE
TRAVEL TIME
TO WORK**



384,574

**EST TOTAL
EMPLOYEES
(ALL INDUSTRIES)**

LARGEST EMPLOYERS

- York Hospital
- Federal Government
- Wellspan Medical Group
- Wal-Mart Associates Inc
- County of York

HIGHER EDUCATION

- York College of Pennsylvania
- Harrisburg Area Community College (HACC) York Campus
- Penn State York Campus

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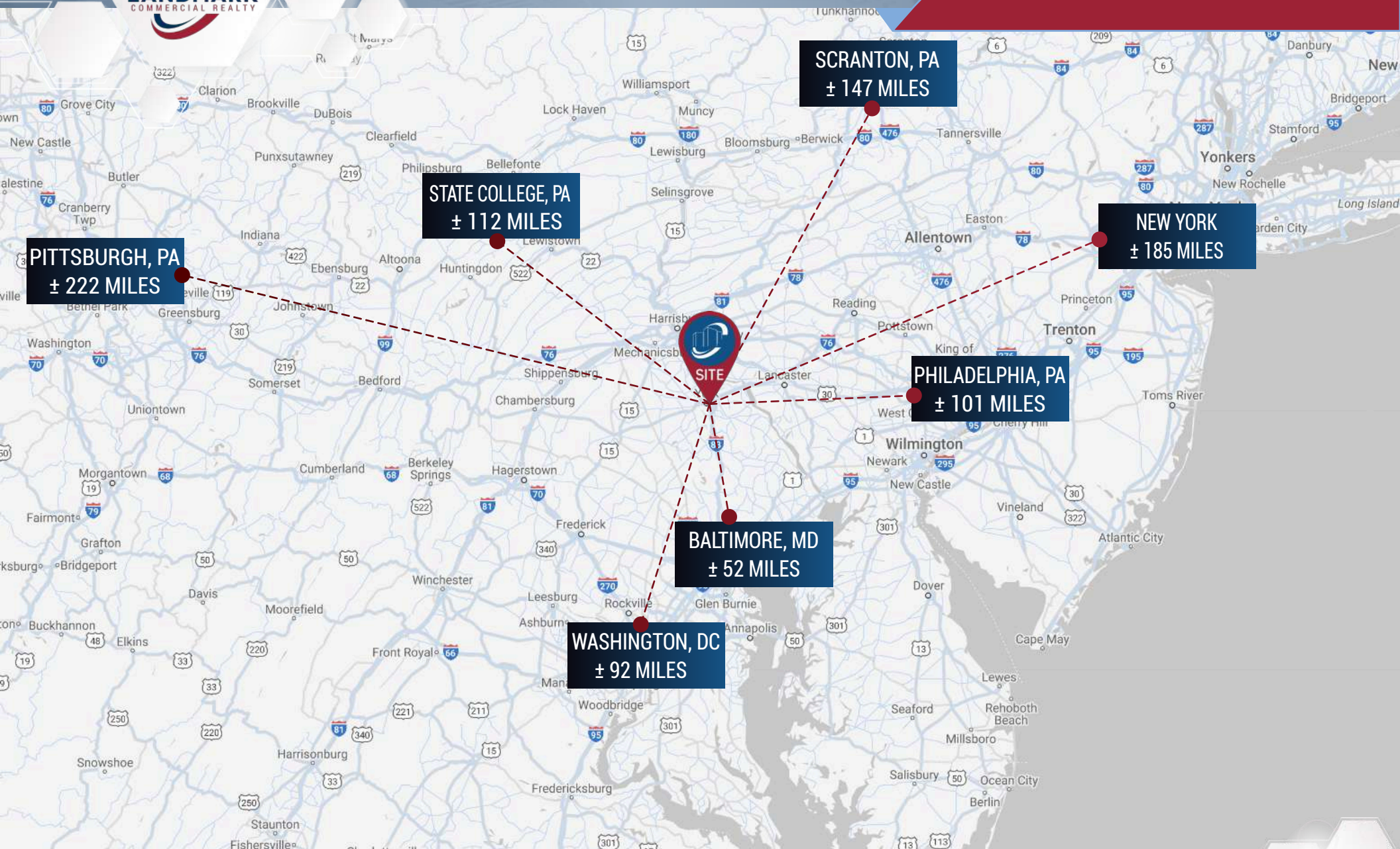


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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant of tax attorney. Title questions should be discussed by the party with a title officer or attorney. 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.

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