



# 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



### 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 **30** and convenient connection to **83**
- 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 21<sup>ST</sup> STREET, SUITE 302  
CAMP HILL, PA 17011  
P: 717.731.1990

CHUCK HELLER, SIOR  
EXECUTIVE VICE PRESIDENT  
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### 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.

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## BUILDING SPECIFICATIONS

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

## 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

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WORLDWIDE  
REAL ESTATE SERVICES

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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

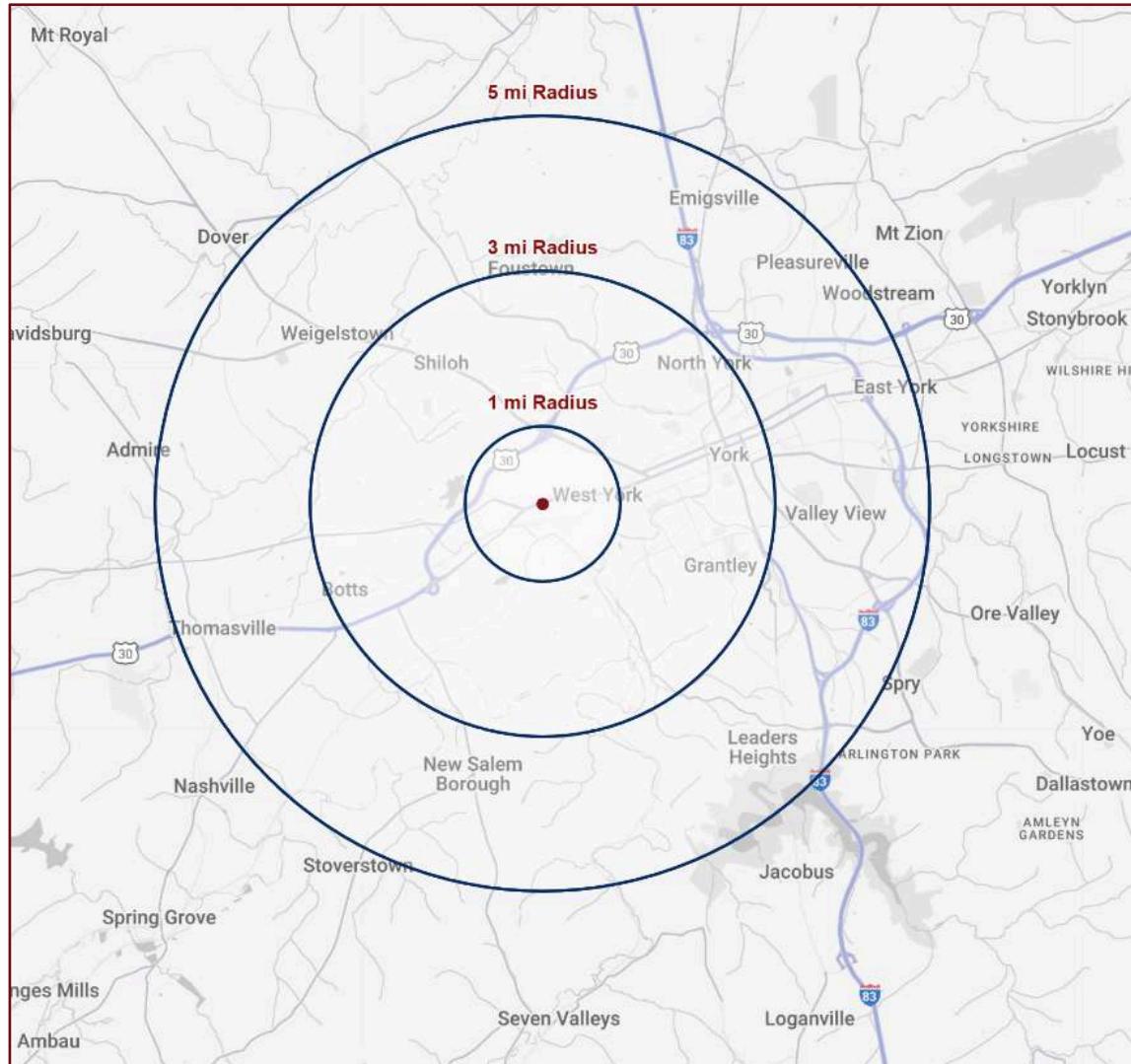
1 MILE	\$81,787
3 MILE	\$89,713
5 MILE	\$99,407

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.

#### 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



### DEMOGRAPHICS

2025 ESTIMATED  
POPULATION **473,916**



**40**

MEDIAN  
AGE



**\$109,240**

AVERAGE  
HOUSEHOLD  
INCOME



**21.8  
MINUTES**

AVERAGE  
TRAVEL TIME  
TO WORK



**384,574**

EST TOTAL  
EMPLOYEES  
(ALL INDUSTRIES)

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PITTSBURGH, PA  
± 222 MILES

STATE COLLEGE, PA  
± 112 MILES

SCRANTON, PA  
± 147 MILES

NEW YORK  
± 185 MILES

PHILADELPHIA, PA  
± 101 MILES

BALTIMORE, MD  
± 52 MILES

WASHINGTON, DC  
± 92 MILES

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