



INDUSTRIAL-STYLE OFFICE CONDO

City of York | York County

600 N. Hartley St. Suite 140 York, PA 17404

FOR SALE OR FOR LEASE

2,959 SF industrial-style office condo located in the Monarch Mills Condominiums in Northwest York.



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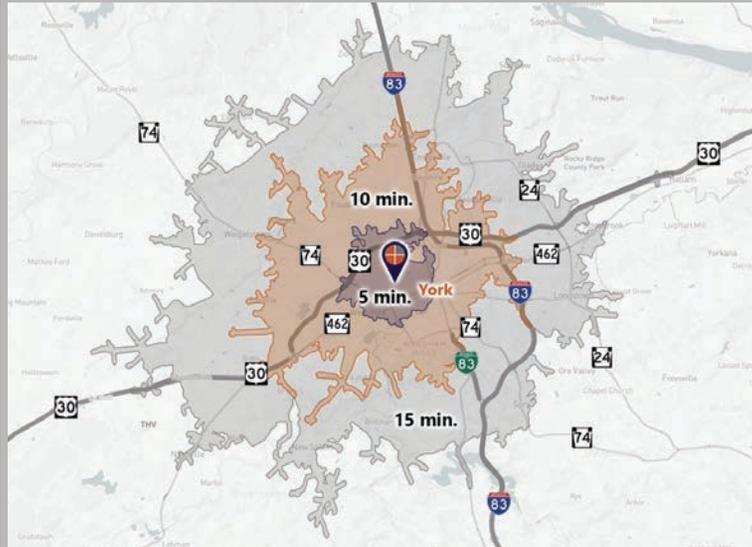
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INDUSTRIAL-STYLE OFFICE CONDO

DEMOGRAPHICS

Variable	600 N. Hartley St. York, PA		
Travel Distance from Site	5 minutes	10 minutes	15 minutes
Total Population	26,298	89,740	164,492
Population Density (Per Sq. Mile)	5,605.7	2,932.0	1,732.7
Total Daytime Population	30,703	106,788	189,682
Daytime Population: Workers	16,208	59,190	105,754
Daytime Population: Residents	14,495	47,598	83,928
Daytime Pop. Density (Per Sq. Mile)	6,544.7	3,489.0	1,998.0
Total Households	10,471	35,082	64,888
Per Capita Income	\$22,845	\$30,910	\$36,012
Average Household Income	\$57,439	\$78,907	\$90,758
Average Disposable Income	\$46,530	\$61,548	\$70,014
Total (SIC01-99) Businesses	1,169	3,546	6,321
Total (SIC01-99) Employees	16,598	55,585	100,714
Total (SIC01-99) Sales	\$2,030,850,418	\$7,225,982,306	\$15,226,501,793

Travel Distance from Site



PROPERTY & MARKET OVERVIEW

For sale or lease: a modern industrial-style office condo located on the first floor of the Monarch Mills Condominiums, just off Roosevelt Avenue in York, PA.

This suite features multiple private offices, a conference room, a training room, a reception area, a kitchenette, and a private restroom. The space boasts industrial-chic finishes, including exposed interior brick, high ceilings, spiral ductwork, polished concrete floors, and large windows. The condo includes eight (8) parking spaces in the parking garage.

Monarch Mills Condominiums offer a secure, covered parking garage on the lower level and a central shared courtyard with ponds, community grills, outdoor seating, and planters.

This location is conveniently situated near Downtown York and provides easy access to Route 30 via Roosevelt Avenue.

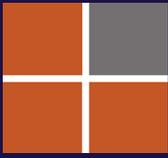
PROPERTY DETAILS

- Available Office Condo: 2,959 SF
- Sale Price: \$310,000
- Lease Rate: \$10.00/SF/NNN
- Lease Terms: Negotiable
- NNN Costs: \$5.43/SF (est.)
- Zoning: Employment Center District
- Parking: Includes 8 parking spaces
- Construction: Masonry
- Heating: Gas FWA
- Cooling: CAC
- Electric: Met-Ed
- Water: Public
- Sewer: Public

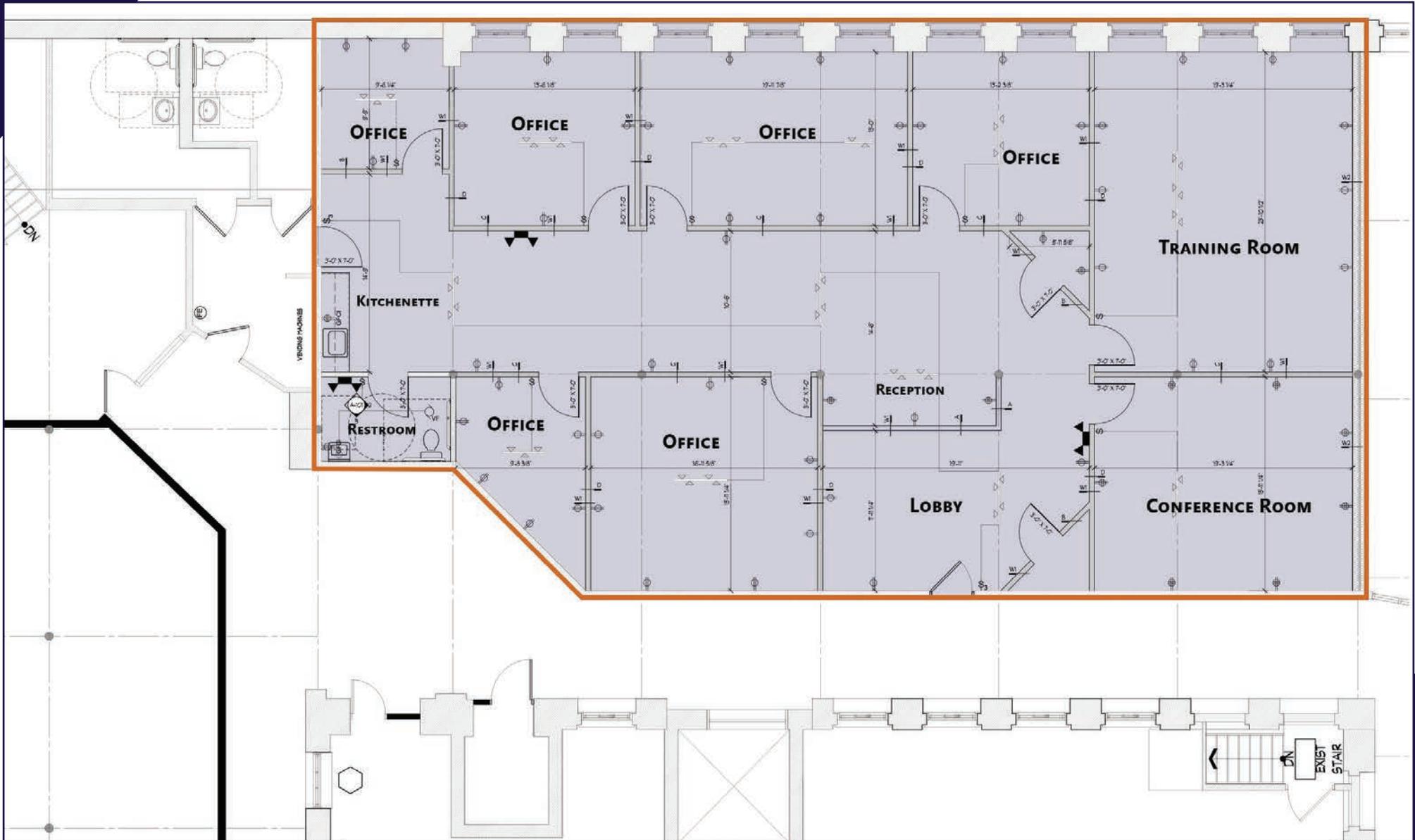
TRAFFIC COUNTS

- Roosevelt Ave.: 9,955 VPD
- Pennsylvania Ave.: 5,097 VPD
- Carlisle Ave./PA Route 74: 21,869 VPD

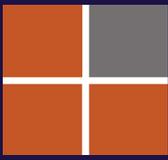
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FLOOR PLAN | SUITE 140



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INTERIOR PHOTOS | UNIT 140



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ESTABLISHED REGIONAL AREA MAP



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AERIAL DRONE PHOTOS & BUILDING PHOTOS



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