



**MT ZION RD - 22,888 VPD**

**EAST MARKET ST - 19,988 VPD**

**EASTERN BLVD**

**LOT SIZE - 0.65 AC  
BLDG SIZE - 6,017 SF**

# **3406 E MARKET ST YORK, PA**

**TURN-KEY RESTAURANT OPPORTUNITY - ESTABLISHED IN 1947**



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# **PROPERTY INFORMATION**

# PROPERTY OVERVIEW

## PROPERTY DESCRIPTION

Scope Commercial Real Estate is pleased to present 3406 E Market Street, a fully equipped restaurant leasing opportunity positioned along one of York's most prominent commercial corridors. The 6,017 SF freestanding building sits on a 0.65-acre parcel with dual access from East Market Street and Eastern Boulevard, offering outstanding visibility, pylon signage, and generous on-site parking.

Formerly operated as a full-service restaurant and bar, the property features 150 total dining seats, bar seating for 30 including high-tops, and an outdoor patio permitted for up to 46 guests—creating a versatile and inviting dining environment. The space includes existing restaurant infrastructure, ample kitchen layout, and an ADT security system with full camera coverage, making it ideal for operators seeking a turnkey location.

The property also includes four fully leased apartments on the upper floors, occupied by long-term, month-to-month tenants. These units—two (2) two-bedroom and two (2) one-bedroom apartments—generate consistent rental income, with current rents of \$750/month (2BR) and \$650/month (1BR), and projected market rents of \$900/month (2BR) and \$775/month (1BR).

Located in the heart of the East Market Street retail corridor, the site is surrounded by top-performing national retailers such as Target, Giant, Lowe's, and Starbucks. With convenient access to Route 30, Interstate 83, and Downtown York, this property offers exceptional visibility, access, and flexibility for restaurateurs seeking a proven destination in East York.



## INVESTMENT OVERVIEW

- 6,017 SF freestanding restaurant building on 0.65 acres with ample on-site parking.
- Mixed-use income component: (2) two-bedroom & (2) one-bedroom apartments providing steady rental revenue.
- High-visibility frontage along East Market Street (Route 462) with strong daily traffic counts.
- Turnkey restaurant infrastructure ideal for dine-in, take-out, or bar concepts.
- Convenient access to Route 30, Interstate 83, and Downtown York



# OFFERING SUMMARY



LEASE OFFER:	\$9,850/MO
PROPERTY USE:	RESTAURANT
LOT SIZE:	0.65 AC
BLDG SIZE:	6,017 SF
LEASE TYPE:	NNN
ZONING:	COMMERCIAL



## PROPERTY PHOTOS





## PROPERTY PHOTOS





## PROPERTY PHOTOS





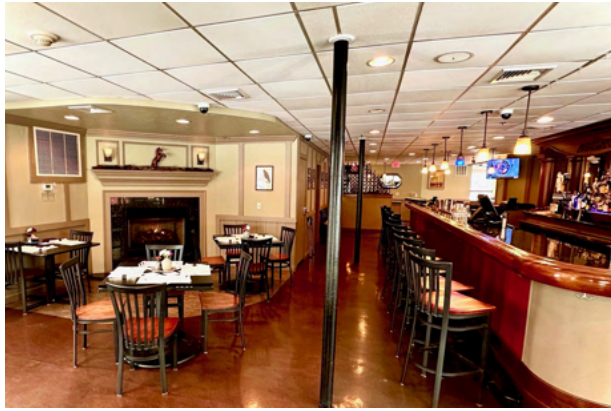
# INTERIOR DETAILS

- 6,017 SF restaurant space with open-concept dining and bar layout
- 150 total dining seats plus bar seating for 30, including high-top tables
- Commercial kitchen equipped with hood system, prep areas, and walk-in coolers
- Existing lighting, HVAC, and electrical systems suitable for restaurant operations
- Flexible floor plan layout ideal for full-service dining or casual concepts
- Bar area with built-in counters, beverage lines, and storage
- Outdoor patio access with permitted seating for up to 46 guests
- ADT security system with full camera coverage throughout
- Two restrooms with updated finishes





# PROPERTY PHOTOS





## **LOCATION INFORMATION**



## SURROUNDING DEVELOPMENT





# RETAIL MAP





# RETAIL MAP





# ACCESSIBILITY

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## Highways & Interstates

- Excellent access to key regional routes including U.S. Route 30, Interstate 83, and Route 462 (E Market St), connecting York to Lancaster, Harrisburg, and Baltimore metro areas.
- Route 30 provides direct access to I-83, enabling efficient north-south travel toward Harrisburg and Maryland.
- Located just 3 miles east of Downtown York, within a major commercial corridor offering strong commuter and retail connectivity.
- Convenient access to the Pennsylvania Turnpike (I-76) approximately 25 miles north, linking to Philadelphia and Pittsburgh markets.



## Airports

- Harrisburg International Airport (MDT) – ~27 miles northwest; full-service airport offering nonstop domestic and limited international service.
- York Airport (THV) – ~7 miles west; regional airport accommodating private and business aviation.
- Lancaster Airport (LNS) – ~24 miles east; regional hub with scheduled commuter flights and general aviation facilities.

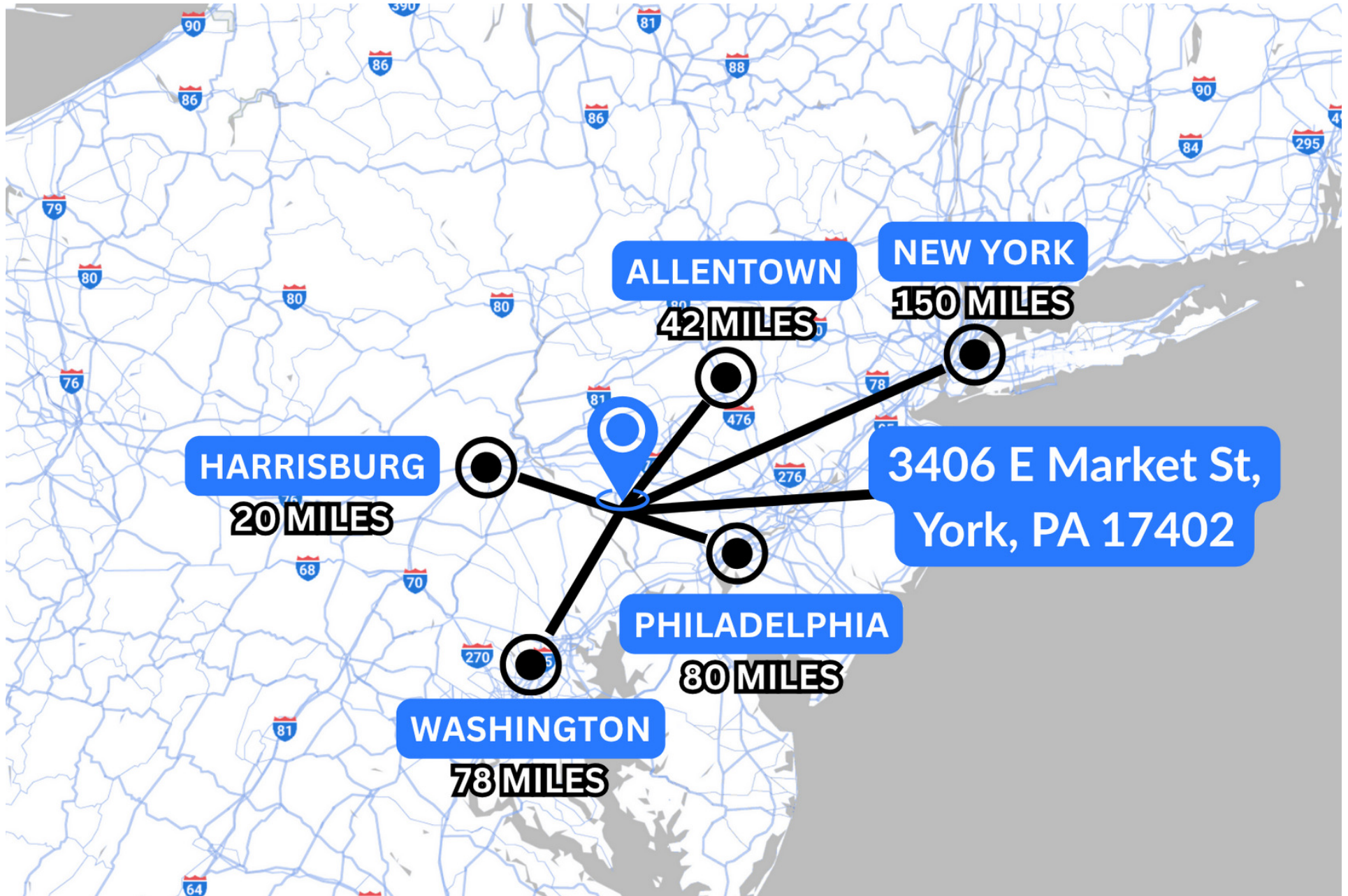


## Walkability & Lifestyle

- Situated along East York's primary retail corridor, surrounded by national brands including Target, Giant, Lowe's, and Starbucks.
- High daily traffic counts support strong visibility and customer flow for retail tenants.
- Nearby residential neighborhoods and business parks create consistent daytime and evening populations.
- Minutes from Downtown York's restaurants, coffee shops, and cultural venues.
- Pedestrian-friendly frontage with accessible sidewalks and nearby transit stops encouraging foot traffic and community activity.

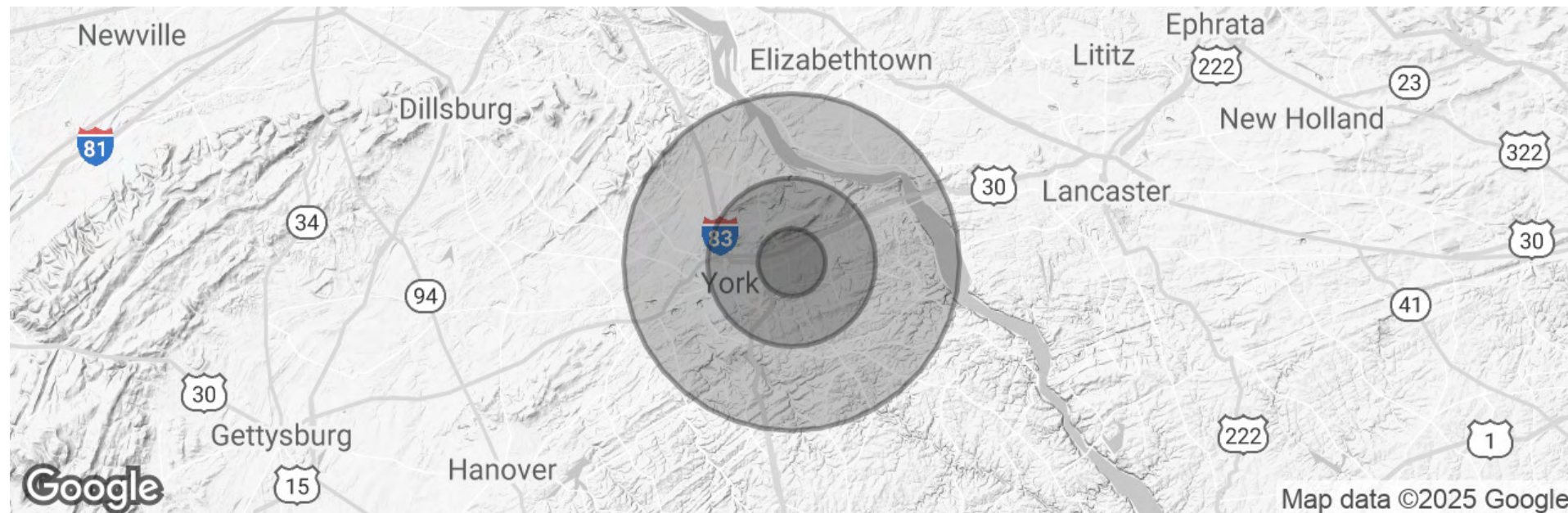


## REGIONAL MAP





# DEMOGRAPHICS MAP & REPORT



POPULATION	2 MILES	5 MILES	10 MILES
Total Population	25,831	134,816	267,852
Average Age	45	40	41
Average Age (Male)	42	39	40
Average Age (Female)	47	42	42
HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Total Households	9,711	51,968	104,251
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$96,798	\$89,161	\$96,256
Average House Value	\$281,012	\$237,118	\$252,322