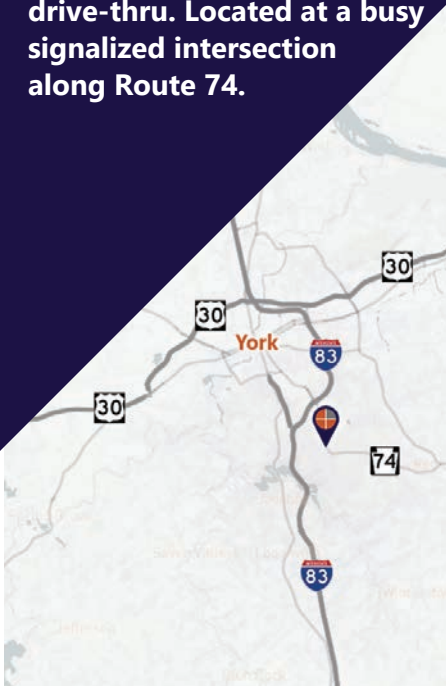


FOR LEASE

Free-standing building with drive-thru. Located at a busy signalized intersection along Route 74.



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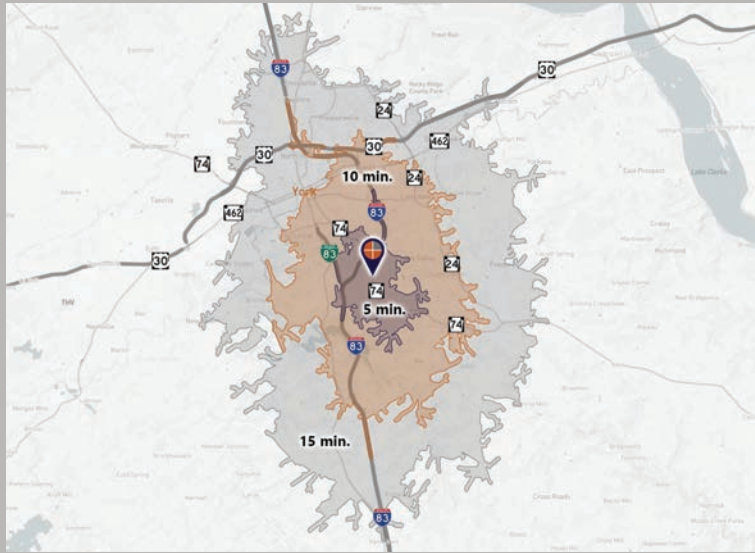
For More Information Call: 717.850.TRUE (8783) | 1018 N. Christian St. Lancaster, PA 17602 | www.TRUECommercial.com

FREE-STANDING BUILDING WITH DRIVE-THRU

DEMOGRAPHICS

Variable	2300 S. Queen St. York, PA		
Travel Distance from Site	5 minutes	10 minutes	15 minutes
Total Population	10,020	75,217	169,739
Population Density (Per Sq. Mile)	1,529.5	1,915.4	1,528.7
Total Daytime Population	13,893	82,146	186,602
Total Households	4,138	29,284	66,037
Per Capita Income	\$42,872	\$37,307	\$35,743
Average Household Income	\$104,693	\$95,440	\$91,044
Average Disposable Income	\$80,444	\$73,238	\$70,272
Aggregate Disposable Income	\$332,876,571	\$2,144,710,997	\$4,640,520,808
Total (SIC01-99) Businesses	556	2,695	6,234
Total (SIC01-99) Employees	9,222	42,036	94,568
Total (SIC01-99) Sales	\$1,034,549,020	\$5,046,253,605	\$13,878,602,847
Annual Budget Expenditures	\$370,779,908	\$2,417,221,016	\$5,204,971,486
Retail Goods	\$115,615,561	\$753,410,198	\$1,627,811,996

Travel Distance from Site



PROPERTY & MARKET OVERVIEW

Free-standing building, former bank branch, with three (3) drive-thru lanes available for lease at the busy signalized intersection of S. Queen St./PA Route 74 and Dew Drop Rd. The property is in pristine condition, and features an open lobby area, multiple private offices, meeting rooms, and a break room.

The property is ideal for another bank branch, or conversion to retail, restaurant, coffee shop, medical/professional office, or personal services. It features a well-built brick/stucco exterior, on-site parking, and fantastic visibility to both Queen St. and Dew Drop Rd.

PROPERTY DETAILS

- Total Building Size:..... 2,392 SF
- Lease Rate:..... \$35.00/SF/NNN
plus real estate taxes, fire insurance, all utilities, interior maintenance, exterior maintenance, snow removal, lawn care, janitorial and liability insurance.
- Lease Terms:.....Negotiable
- Zoning:..... CS - Commercial Shopping
- Land/Lot Size:..... 0.53 acres
- Date Available:..... Immediately
- Parking:..... On-Site Lot, 13 spaces
- Year Built:..... 2004
- Topography:..... Level
- Roof Type:..... Shingle
- Construction:.....Masonry
- Drive-Thru Lanes:..... Three (3)
- Heating:.....Gas FWA
- Cooling:.....CAC
- Electric:..... Met-Ed
- Water:.....Public
- Sewer:.....Public

TRAFFIC COUNTS

- S. Queen St./PA Route 74:..... 14,691 VPD

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ESTABLISHED REGIONAL AREA MAP

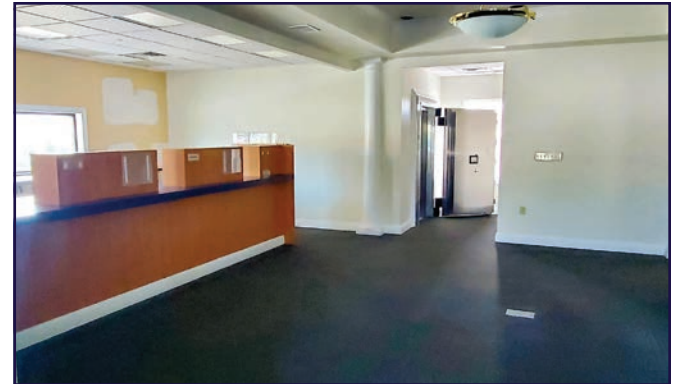


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INTERIOR PHOTOS



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AERIAL DRONE & BUILDING PHOTOS



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AERIAL DRONE PHOTOS



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