


NNN INVESTMENT
FOR SALE

11 TRISTAN DRIVE
DILLSBURG, PA 17019



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 1015 Mumma Road
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11 TRISTAN DRIVE

PROPERTY DETAILS

NNN INVESTMENT FOR SALE

\$925,000

OFFERING SUMMARY

Sale Price	\$925,000
Lot Size	1.88 Acres
SF Available	2,000 SF
Cap Rate	6.5%

PROPERTY SUMMARY

Address	11 Tristan Drive Dillsburg, PA 17019
Municipality	Carroll Township
County	York County
Tax Parcel #	20-000-PC-0055-B0-C004B
Taxes	\$2,212.61
Zoning	Commercial - Medical Office

LOCATION DESCRIPTION

Located at 11 Tristan Drive, Unit 4A, in Dillsburg, PA. Built in 2009, the property is situated within the Carroll Village commercial complex, offering a very accessible location. Minutes from Route 11/15 with convenient access to I-76.

BUILDING INFORMATION

# of Floors	One (1)
Restrooms	Two (2)
Handicap Accessible	Yes

PROPERTY HIGHLIGHTS

- 2,000 SF medical office suite for sale within an established commercial complex
- Established medical tenant in place through 2030 with renewal options
- Fully leased under a NNN structure
- Attractive asset for 1031 exchange buyers seeking stable, long-term income
- Situated just off Route 11/15 in the Carroll Village complex


PROPERTY DESCRIPTION

This 2,000 SF suite is fully leased to AEG Vision, an established healthcare services company specializing in optometric practice. Secured under a NNN lease with a 5-year term that runs through 2030, with two (2) additional five-year renewal options, providing long-term income stability. The NNN structure ensures a passive investment profile, with the tenant responsible for interior, fixtures, utilities, trash, and HVAC service contracts while the landlord maintains structural components, roof, and exterior (subject to reimbursement). The suite is well-suited for medical, or general office use and includes ample on-site parking, convenient access, and a location within an established commercial corridor.



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ADDITIONAL PHOTOS

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LOCATION MAP

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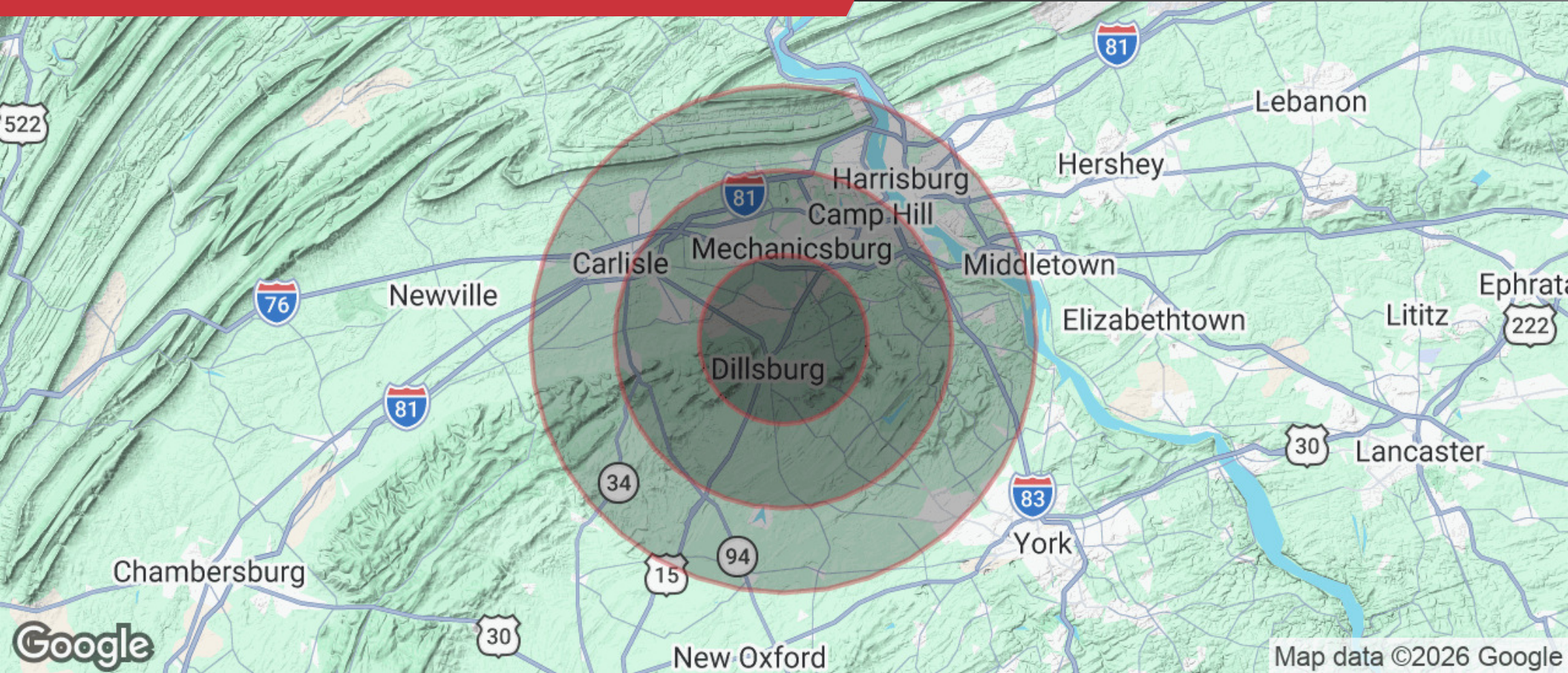
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11 TRISTAN DRIVE

DEMOGRAPHICS

NNN INVESTMENT FOR SALE

\$925,000



POPULATION

5 MILES	10 MILES	15 MILES
42,777	194,284	449,073



HOUSEHOLDS

5 MILES	10 MILES	15 MILES
16,063	77,021	183,192



INCOME

5 MILES	10 MILES	15 MILES
\$125,522	\$118,640	\$103,034

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