



430 LOUCKS ROAD  
YORK, PA 17406

STAND ALONE RETAIL PROPERTY AVAILABLE












## OFFERING SUMMARY

Sale Price	\$895,000
Building Size	4,800 SF
Price per SF	\$186.46
Lot Size	0.42 Acres
County	York
Municipality	Manchester Twp
Zoning	Commercial (C)
APN	36-000-16-001.D0
Taxes	\$11,572 (2024)

## PROPERTY HIGHLIGHTS

- Excellent opportunity to acquire a 4,800 SF stand-alone retail property along US-30 in York PA
- Highly visible property offers signature signage and visibility to 66,000 vehicles per day
- Commercial zoning district allows for multitude of retail, office, medical, and commercial permitted uses
- National retail neighbors include Old Navy, PetSmart, Interiors Home, McDonald's, Dunkin', Wendy's, Burger King, Rutter's, Popeye's, Pep Boys, Grocery Outlet Bargain Market, Dollar General, and ShoeFly,
- Located along  just off  with easy access to:   

### PROPERTY DESCRIPTION

Landmark is pleased to present the opportunity to purchase a stand alone retail building along Loucks Road (US-30) in York, PA. The highly visible location offers unparalleled signature signage and visibility on the City's primary retail corridor. The property has been well maintained with many upgrades and was most recently used as a retail office location. The property includes roadside signage with a dual facing digital marquee board for added visibility. The site has access to US-30 from the lighted intersection of Pennsylvania Avenue as well as access to Business I-83 which travels through York's Central Business District.

Located in Manchester Township Commercial (C) zoning district which allows for a multitude of retail, office, medical, and commercial permitted uses. The property sits adjacent to many national retailers such as Old Navy, PetSmart, Interiors Home, McDonald's, Dunkin', Wendy's, Burger King, Rutter's, Popeye's, Pep Boys, Grocery Outlet Bargain Market, Dollar General, and ShoeFly. The US-30 corridor offers easy access to Lancaster, Gettysburg, and Chambersburg and the I-83 corridor offers easy access to Harrisburg, Baltimore, I-76 PA Turnpike, I-81/I-78, and Harrisburg International Airport.



### OFFERING DETAIL

Asking Price:	\$895,000
Building Size:	4,800 SF
Price Per SF:	\$186.46
Building Type:	Retail
Lot Size:	0.42 AC
Tenancy:	Single
Occupancy:	Vacant
Year Built:	1986
Year(s) Renovated:	2005/2015
Parking:	15 Spaces
Parking Ratio:	3.125/1,000 SF
County:	York County
Municipality:	Manchester Twp
Zoning:	C-Commercial
APN:	36-000-16-0001.D0
Taxes (2024):	\$11,572.49



## PARCEL MAP





## LOCAL MAP



**LANDMARK COMMERCIAL REALTY**  
425 N 21<sup>ST</sup> STREET, SUITE 302  
CAMP HILL, PA 17011  
P : 717.731.1990

JASON GRACE, CCIM, SIOR  
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C: 717.571.4324



## TRADE AERIAL



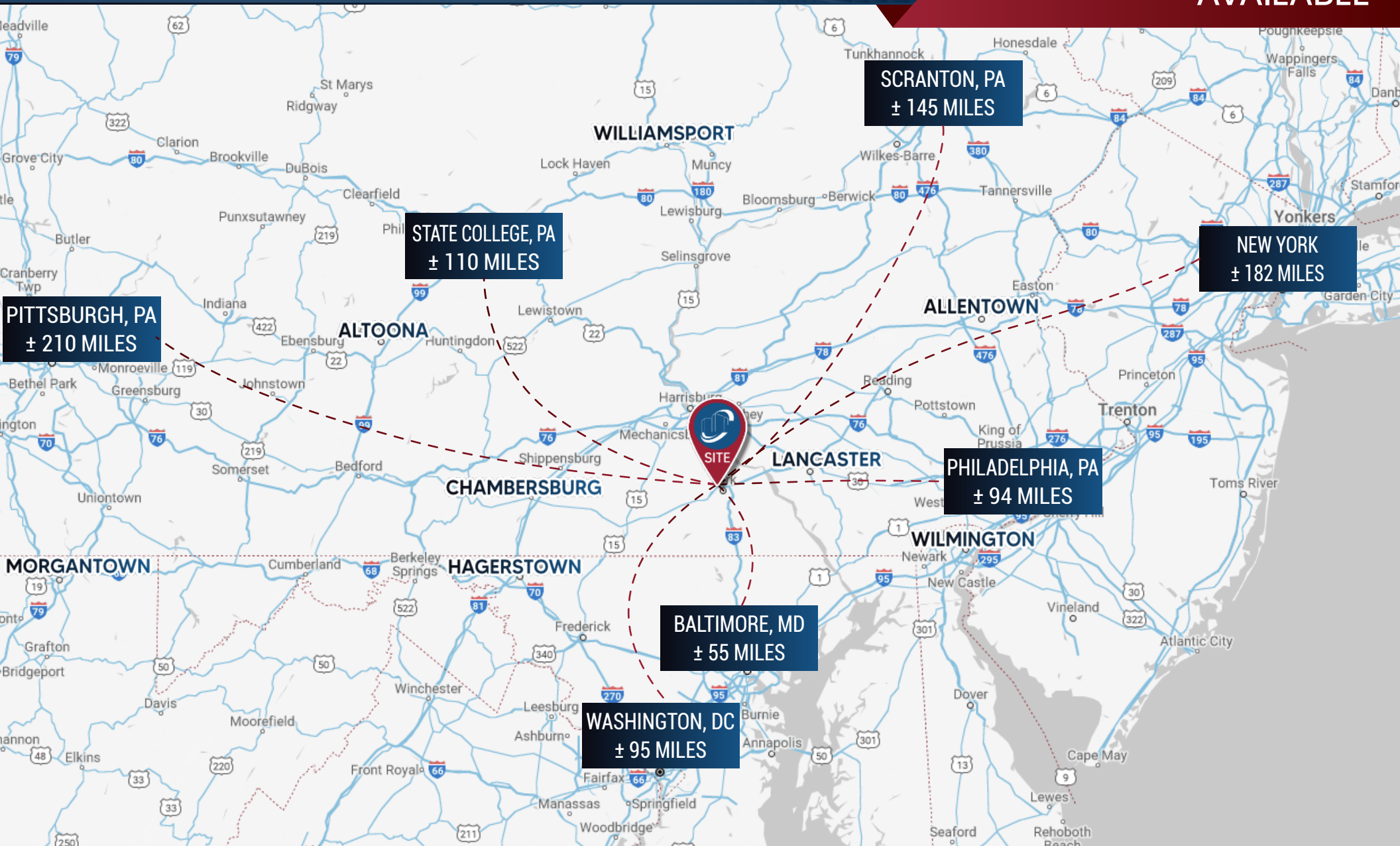
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### AREA OVERVIEW

**YORK COUNTY:** York county is in southern Pennsylvania and is bordered to the northeast and east by the Susquehanna River, to the south by Maryland, and to the northwest by Yellow Breeches Creek. It consists of a hilly piedmont region that rises to the Blue Ridge Mountains in the northwest.

Founded in 1741, the city of York (the county seat) is one of the oldest European settlements west of the Susquehanna River in Pennsylvania. The county was formed in 1748 and was named James, duke of York and Albany (later King James II). The Continental Congress passed the Articles of Confederation in York while it was the national capital during the British occupation of Philadelphia (Sept. 30, 1777 - June 27, 1778). The county was known for its fabricated metal products, notably the Pennsylvania rifle in the late 18<sup>th</sup> century, the nation's first iron steamboat in the early 19<sup>th</sup> century, and automobiles in the early 20<sup>th</sup> century. The principal boroughs are Hanover, Red Lion, West York, and Dallastown.



#### TOP 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- YORK
- PENN STATE YORK
- HARRISBURG UNIVERSITY
- LEBANON VALLEY COLLEGE

### YORK COUNTY 2024

### DEMOGRAPHICS



**459,651**  
POPULATION



**\$86,221**  
AVERAGE  
HOUSEHOLD  
INCOME



**178,872**  
HOUSEHOLDS



**170,545**  
EMPLOYEES



## CONFIDENTIALITY & DISCLAIMER

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant of tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Landmark Commercial in compliance with all applicable fair housing and equal opportunity laws.