



1001 West Market Street, York, PA

PRIME RETAIL SITE OPPORTUNITY



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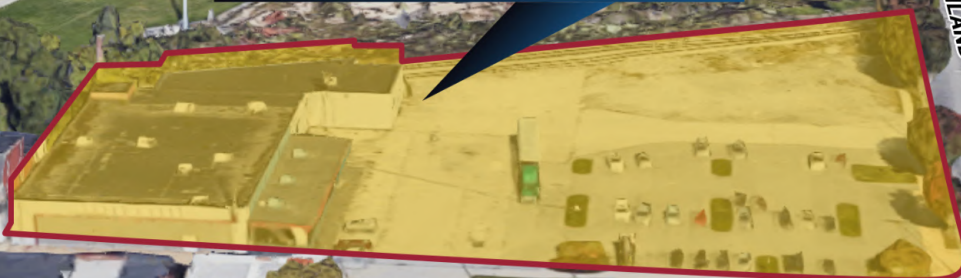
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LANDMARK
COMMERCIAL REALTY

1001 WEST MARKET STREET
YORK, PA 17404



S RIGHLAND STREET 13,124 ADT

W MARKET STREET 12,097 ADT





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S RICHLAND AVENUE 13,124 ADT

W MARKET STREET 12,097 ADT

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COMMERCIAL REALTY
**1001 WEST MARKET STREET
YORK, PA 17404**



HIGHLIGHTS

- High Profile Signalized Corner available for Redevelopment
- Over 22,000 SF building on approximately 2.2 AC
- Zoned EC in York City. Small western portion zoned commercial in West York Borough.
- 375' of frontage along Market Street, 340'+ on Richland Ave.
- Over 21,000 population in a 1 Mile Radius
- Approximately 12,000 ADT on W. Market and over 17,000 on Richland Avenue.

EXECUTIVE SUMMARY

High profile 2.20 AC corner property in the heart of York City nearly adjacent to the York Expo Center & Fairgrounds at the intersection of Richland Avenue (± 750,000 annual visitors).

Former 22,000 + SF grocery store/Printostat building still exists on site. Zoning Permits a wide range of uses including commercial, retail, automotive, offices etc. Ideal redevelopment for Convenience Store, car wash, restaurant, self storage. Adaptive reuse possible for retail, laundromat, etc.

Located just west of York City and the intersection of Rt. 74 and Market (Rt. 462). This corner site is just ½ mile north of York College via Richland Avenue and 1.25 miles south of Rt. 30 via Rt. 74. Join Dollar Tree, Dollar General, Advance Auto, CVS and others in this highly traveled west York trade area.

AVAILABILITY DETAILS

PRICE	Available upon request
LOT SIZE	2.20 AC
APN	11305.04-001,2,3 88-000-02-0609
FRONTAGE	375' on W Market ± 340' on S Richland
County	York
Zoning	Employment Center
Traffic Counts	12,000 ADT - W Market St 17,000 AD - S Richland St

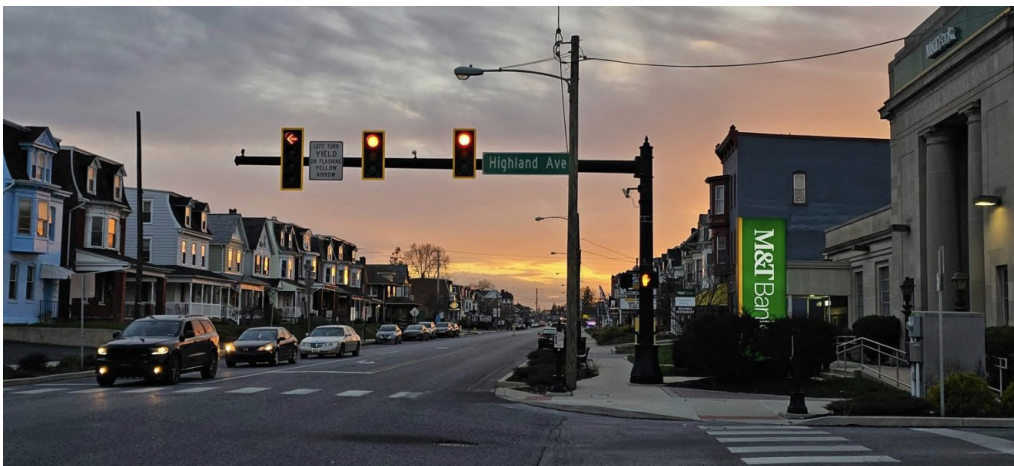


WEST YORK BOROUGH

AREA OVERVIEW: West York is a borough in York County, adjacent to York City. Parts of York look much as they did in colonial times, with a downtown area of historic brick buildings and nearby factories, farmers markets, and a large town square which all suggest the city's importance before and during the Industrial Revolution. With a Harley-Davidson plant and climate-control maker York International, the area has a diverse base of mostly small manufacturers.

The area is strategically located among an array of places providing employment and amenities. The proximity to larger East Coast cities, particularly Baltimore and Washington D.C. south, brings in new residents. Some of these derive income from these larger cities and seek lower living costs and small town living in the York area.

Baltimore is closest at 60 miles south. York also sits between historic Gettysburg to the west and the Pennsylvania Dutch country and Philadelphia areas east. Hanover is a small manufacturing and retail center 15 miles southwest. For those willing to travel for certain amenities and services, York has a pleasant small-town feel.



YORK COUNTY

AREA OVERVIEW: York County is nestled in the scenic heart of southcentral Pennsylvania. It is conveniently located just North of Baltimore off Interstate 83, an easy jump from I-95, I-495, and I-695, providing only a short drive to most east coast metropolitan areas, including Philadelphia, Harrisburg, Pittsburgh, Baltimore, Washington, D.C. and New York City.

Because of its central location, York has evolved into a manufacturing and business hub. Major companies with roots here include Harley-Davidson, York Barbell, Voith Hydro, York International, Utz Quality Foods, Snyder's of Hanover, BAE Systems and more. The diverse roster of major employers corporate headquarters, financial service firms, healthcare institutions, major manufacturers and distribution companies provides a stable foundation for consistent economic growth.

The County has great schools, a low cost of living, quality health care and boundless entertainment opportunities. There's a park in nearly every corner of the county, a strong performing arts community, sports and lots of shopping opportunities.



HIGHLIGHTS

LARGEST 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 (HACC) - YORK CAMPUS
- PENN STATE YORK

DEMOGRAPHICS

2022 ESTIMATED POPULATION **459,651**



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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.