



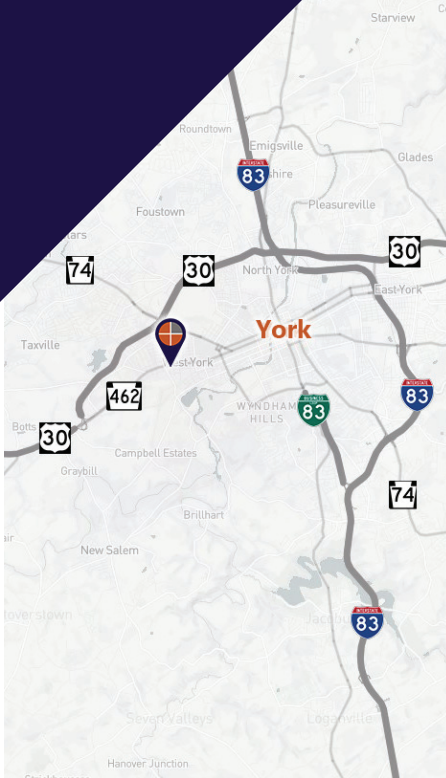
# MIXED USE INVESTMENT SALE

West Manchester & West York Borough | York County

1880 W. Mason Ave. York, PA 17403

## FOR SALE

Mixed use investment property consisting of 2 multi-tenant buildings, a single tenant building and a residential house.



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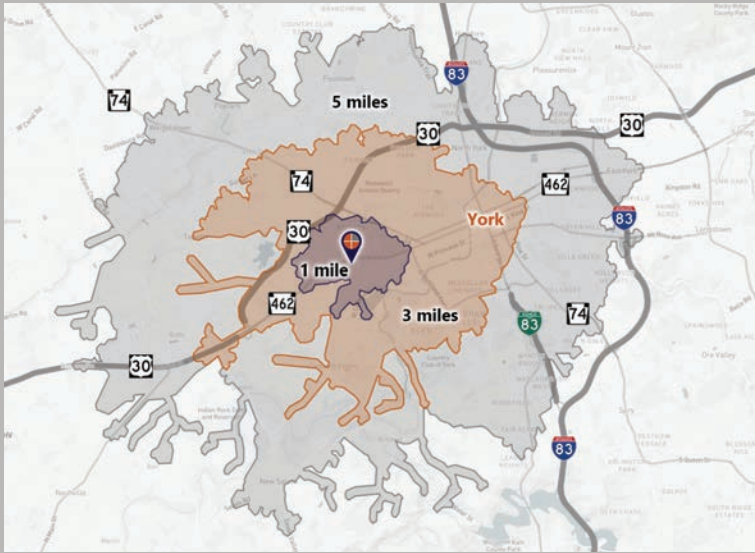


# MIXED USE INVESTMENT SALE

## DEMOGRAPHICS

Variable	1880 W. Mason Ave. York, PA		
Travel Distance from Site	1 mile	3 miles	5 miles
Total Population	7,725	52,277	107,405
Population Density (Pop per Sq. Mile)	4,293.5	3,645.0	2,331.0
Total Daytime Population	8,219	61,155	121,977
Total Households	3,236	20,268	41,854
Per Capita Income	\$27,480	\$24,374	\$30,808
Average Household Income	\$65,824	\$63,147	\$78,799
Average Disposable Income	\$53,497	\$50,141	\$61,628
Aggregate Disposable Income	\$173,115,419	\$1,016,254,617	\$2,579,385,444
Total (SIC01-99) Businesses	391	2,329	4,359
Total (SIC01-99) Employees	4,745	32,378	63,085
Total (SIC01-99) Sales (\$000)	\$633,320	\$4,072,149	\$9,281,082
Annual Budget Expenditures	\$184,498,841	\$1,110,482,451	\$2,843,253,335
Retail Goods	\$55,924,368	\$329,883,651	\$853,412,499

## Travel Distance from Site



## PROPERTY & MARKET OVERVIEW

This fully occupied, mixed-use investment property spans 1.33 acres and is located in the West York area, just one block south of W. Market Street (Route 462). The property comprises multiple tax parcels, which include two multi-tenant buildings, one single-tenant building, and a 1.5-story residential house with a detached garage. The property is in excellent condition, with numerous improvements made over the past few years. New leases have been signed by many of the long-term current tenants.

## PROPERTY DETAILS

- Buildings Total GLA: ..... 15,274 ± SF
- Sale Price: ..... \$999,000
- Proforma Cap Rate: ..... 9.07%
- Land/Lot Size: ..... 1.33 acres
- Zoning: ..... Commercial
- Date Available: ..... Settlement
- Annual Taxes: ..... \$23,088
- Topography: ..... Flat
- Roof Type: ..... Various
- Construction: ..... Various
- Water: ..... Public
- Sewer: ..... Public

### Building 1

*Multi-Tenant Building*

- Building Size: ..... 4,080 ± SF
- Year Built: ..... 1969

### Building 2

*Multi-Tenant Building*

- Building Size: ..... 5,725 ± SF
- Year Built: ..... 1952

### Building 3 - Residential

*1.5 Story • 2 bedroom • 1 bath • Detached Garage*

- Building Size: ..... 924 ± SF
- Year Built: ..... 1946

### Building 4

*Single Tenant*

- Building Size: ..... 4,545 ± SF
- Year Built: ..... 1952

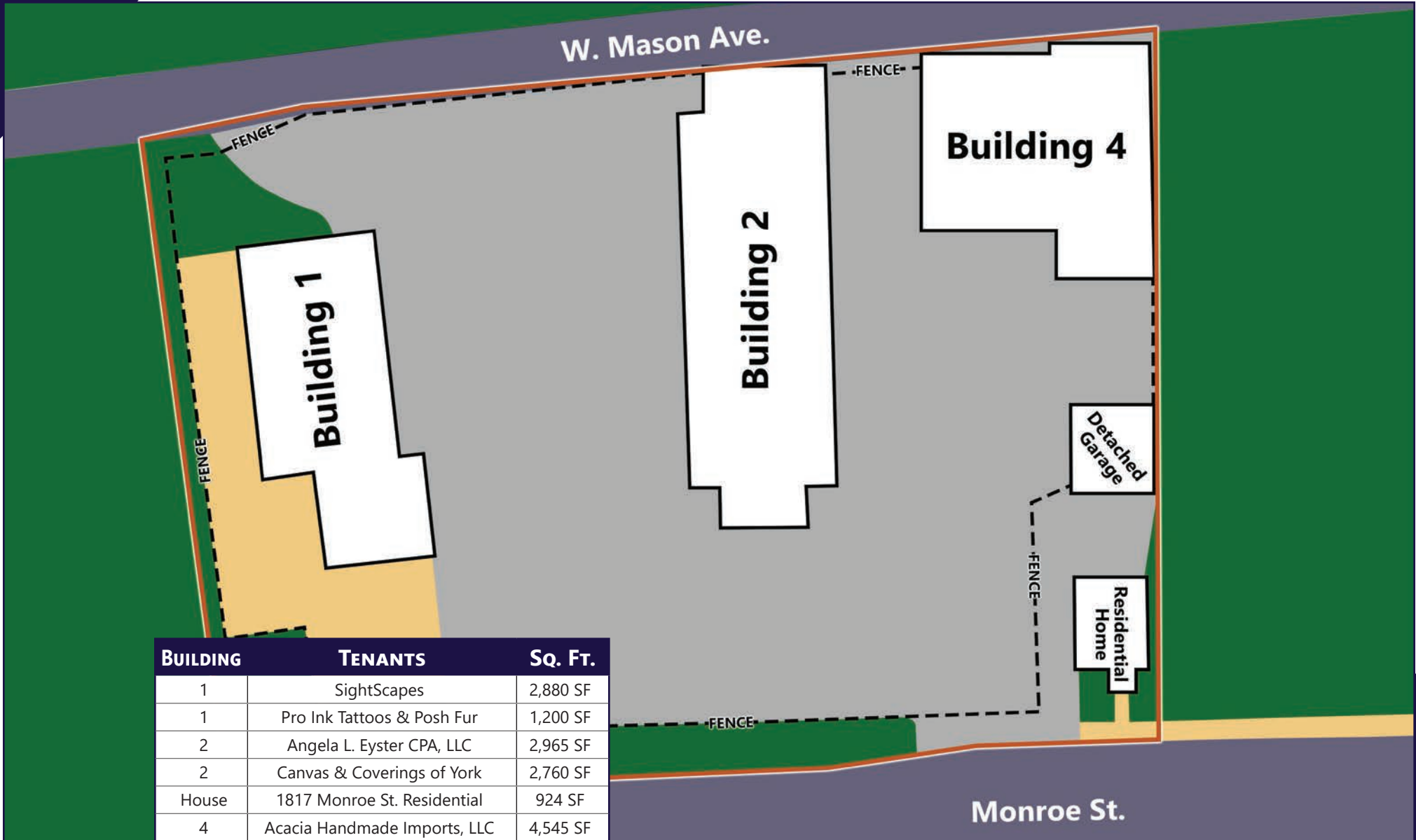
## TRAFFIC COUNTS

- W. Market St./Route 462: ..... 11,135 VPD
- Hokes Mill Rd.: ..... 6,157 VPD

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# 1880 W. MASON AVE | SITE PLAN



BUILDING	TENANTS	Sq. Ft.
1	SightScapes	2,880 SF
1	Pro Ink Tattoos & Posh Fur	1,200 SF
2	Angela L. Eyster CPA, LLC	2,965 SF
2	Canvas & Coverings of York	2,760 SF
House	1817 Monroe St. Residential	924 SF
4	Acacia Handmade Imports, LLC	4,545 SF

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# ESTABLISHED REGIONAL AREA MAP



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# BUILDING & PROPERTY PHOTOS



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