



PRE-APPROVED 1 ACRE COMMERCIAL PARCEL

West Manchester Township | York County

4380 W. Market St. York, PA 17408

FOR SALE, FOR LEASE OR BUILD-TO-SUIT

Newly subdivided
1 acre parcel of land,
pre-approved for
a 4,800 SF
building and
parking
area.



Ben Chiaro, CCIM
Cell: 717.683.3316
ben@truecommercial.com

Gordon Kauffman
Cell: 717.880.7301
gordon@truecommercial.com

David Albright
Cell: 717.870.3097
david@truecommercial.com

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

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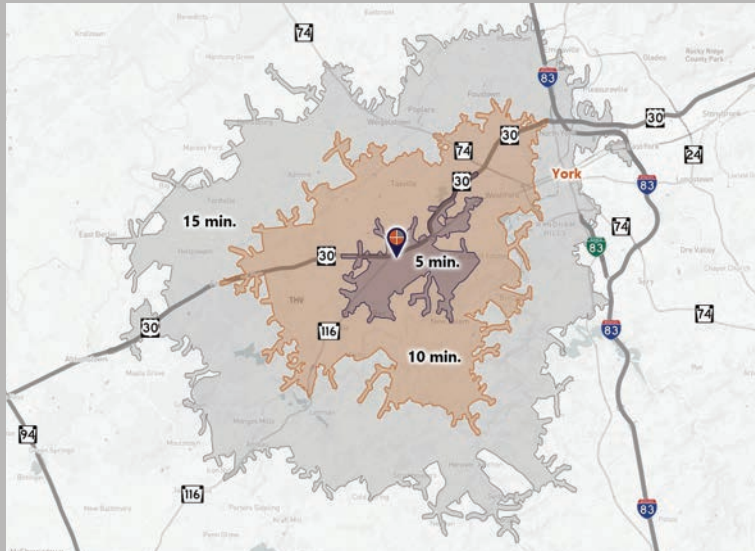


PRE-APPROVED 1 ACRE COMMERCIAL PARCEL ON RTE 30

DEMOGRAPHICS

Variable	4380 W. Market St. York, PA		
Travel Distance from Site	5 minutes	10 minutes	15 minutes
Total Population	2,736	45,230	123,269
Population Density (Per Sq. Mile)	429.7	1,002.4	965.1
Total Daytime Population	3,062	48,296	129,586
Total Households	1,079	18,288	48,191
Per Capita Income	\$41,513	\$37,573	\$39,090
Average Household Income	\$100,731	\$93,572	\$99,900
Average Disposable Income	\$78,171	\$73,466	\$76,550
Aggregate Disposable Income	\$84,346,297	\$1,343,548,704	\$3,689,022,383
Total (SIC01-99) Businesses	152	1,563	4,099
Total (SIC01-99) Employees	2,543	26,370	63,539
Total (SIC01-99) Sales	\$689,960,125	\$4,310,858,262	\$8,346,767,458
Annual Budget Expenditures	\$95,934,912	\$1,508,694,321	\$4,232,656,727
Retail Goods	\$32,761,706	\$502,616,248	\$1,397,347,017

Travel Distance from Site



PROPERTY & MARKET OVERVIEW

A newly subdivided and pre-approved 1-acre parcel of commercial land is available for sale, lease, or build-to-suit along Route 30 / West Market Street in West Manchester Township, York County.

Approvals are in place for a 4,800 SF building with 18 on-site parking spaces. The site boasts excellent visibility and access, with traffic counts of 38,661 vehicles per day. It is suitable for various uses, including office space, retail (limited to 2,400 SF of retail display area), medical and dental practices, personal services, daycare facilities, and restaurants.

The property can be purchased, ground-leased, or the owner is willing to build-to-suit for a qualified tenant with strong credit and financial credentials.

This is a prime opportunity for businesses looking to establish or grow their presence in a bustling area!

PROPERTY DETAILS

- Land/Lot Size: 1 acre
- Sale Price: \$349,000
- Lease Rate: \$18.00/SF/NNN
- Lease Terms: Negotiable
- Zoning: LC - Local Commercial
- Parking: 18 spaces, Paved, On-Site
- Annual Taxes: Subject to Development
- Topography: Level
- Heating: TBD
- Cooling: TBD
- Gas: Columbia Gas (Available)
- Electric: Met-Ed (Available)
- Water: Public (Available)
- Sewer: On-Site Holding Tank

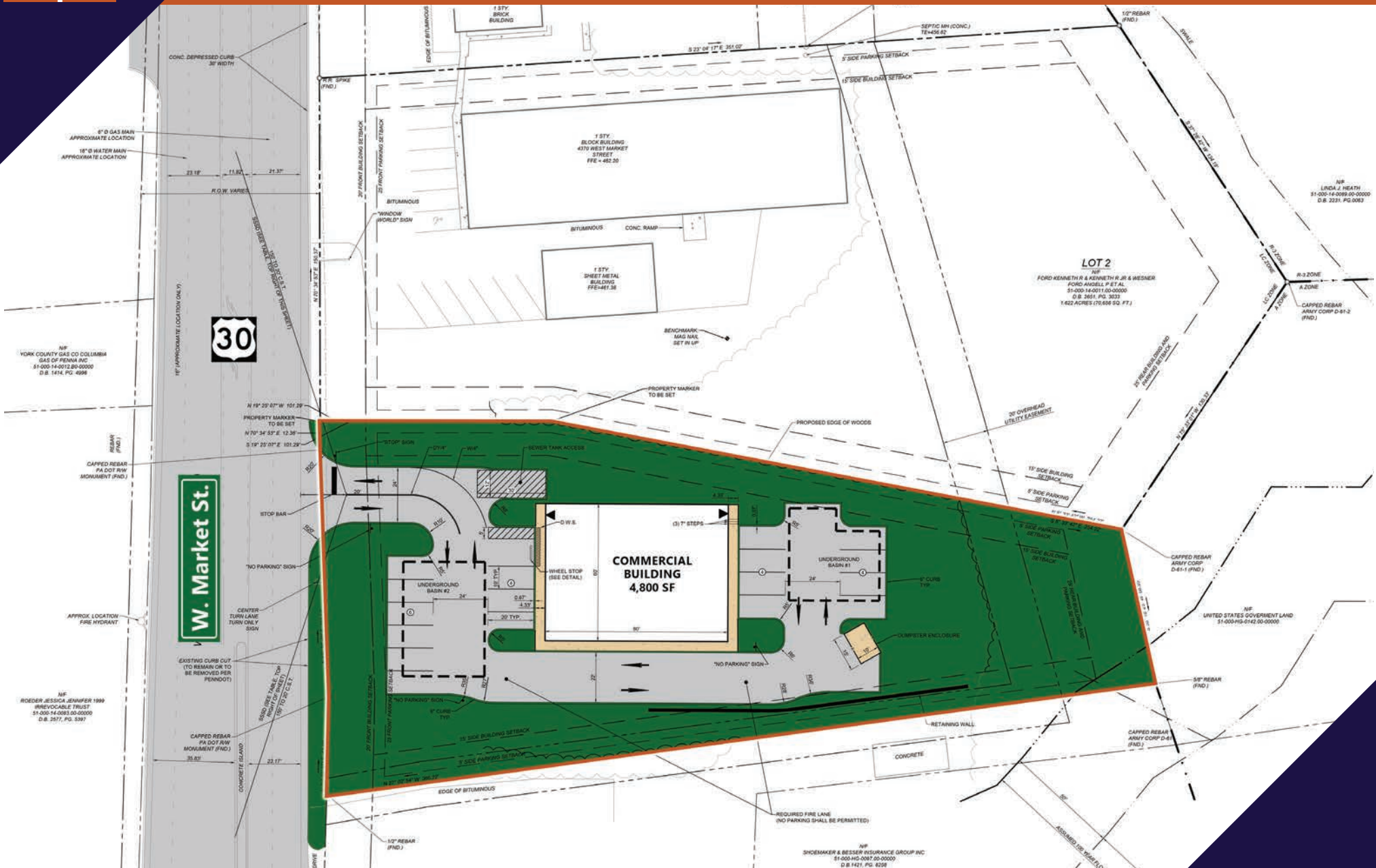
TRAFFIC COUNTS

- W. Market St./US Route 30: 38,661 VPD
- Hanover Rd./Route 116: 16,602 VPD
- Trinity Rd./Route 616: 9,871 VPD

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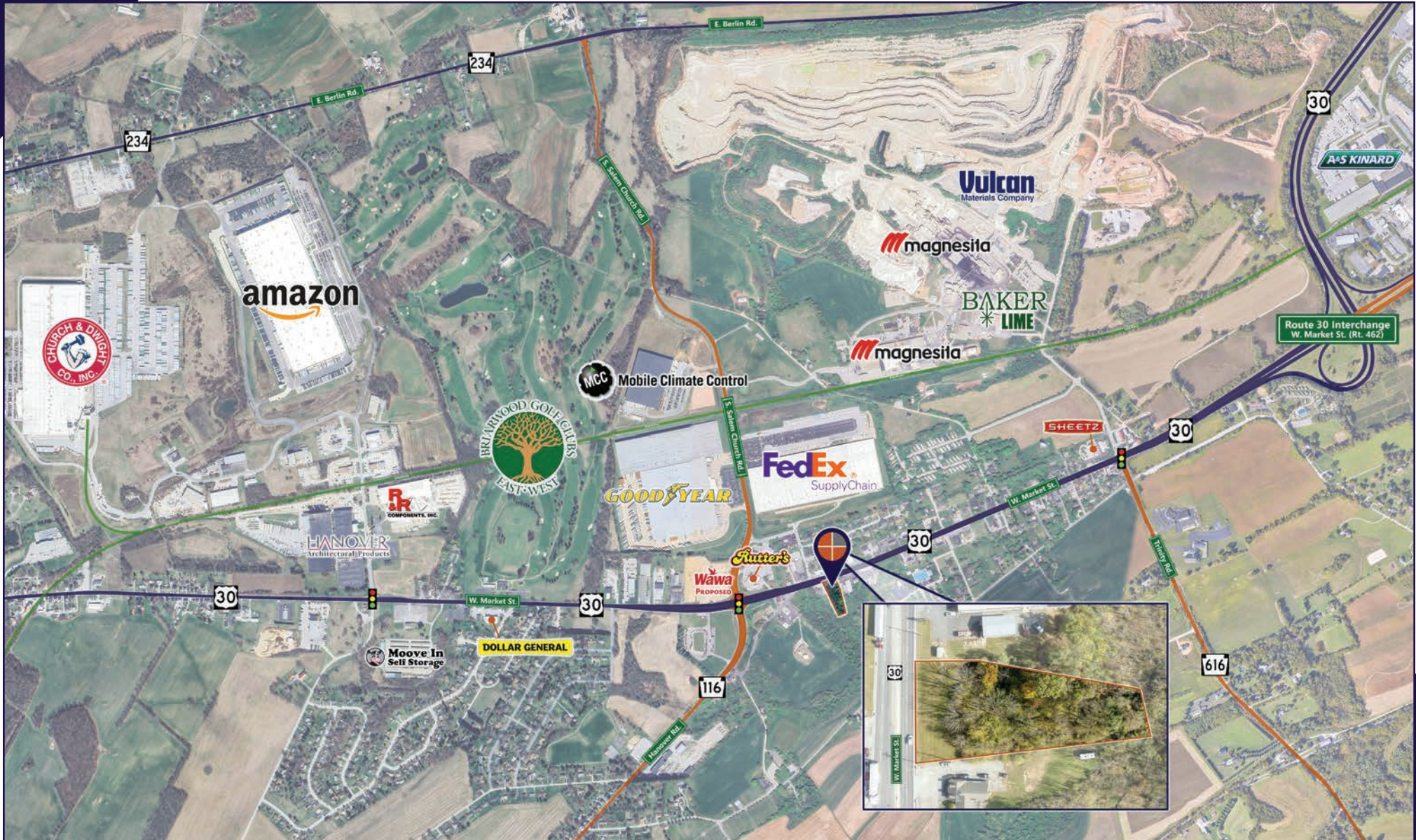


SITE PLAN | 4,800 SF COMMERCIAL BUILDING



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ESTABLISHED REGIONAL AREA MAP | WIDE



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ESTABLISHED REGIONAL AREA MAP | UP CLOSE



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AERIAL DRONE PHOTO



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AERIAL DRONE PHOTOS



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