

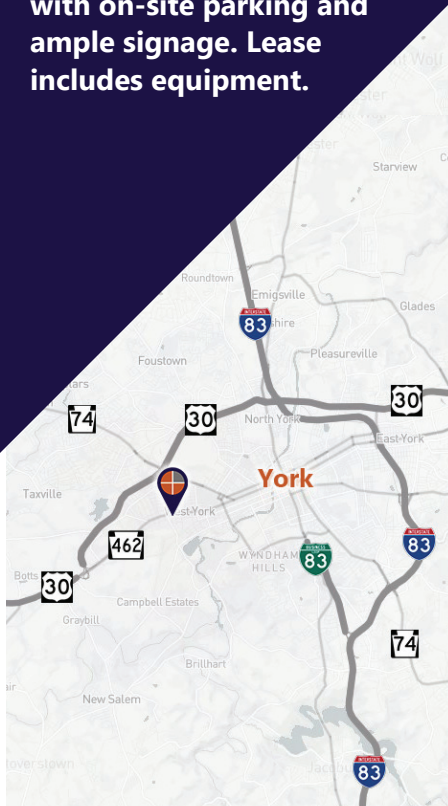
FREE-STANDING SALON W/EQUIPMENT

West Manchester Twp. | York County

1836 W. Market St. York, PA 17404

FOR LEASE

1,530 SF free-standing salon with on-site parking and ample signage. Lease includes equipment.



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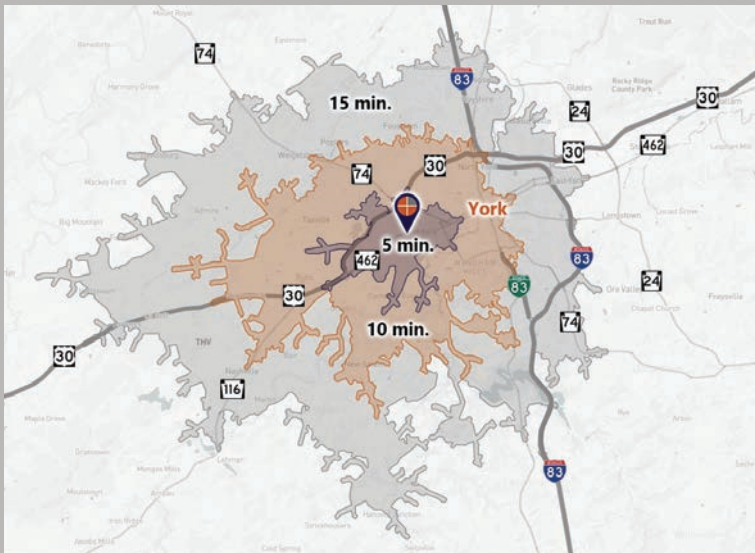
For More Information Call: 717.850.TRUE (8783) | 1018 N. Christian St. Lancaster, PA 17602 | www.TRUECommercial.com

FREE-STANDING SALON W/EQUIPMENT

DEMOGRAPHICS

Variable	1836 W. Market St. York, PA		
Travel Distance from Site	5 minutes	10 minutes	15 minutes
Total Population	15,880	72,713	153,220
Population Density (Pop per Sq. Mile)	2,956.0	2,069.9	1,468.5
Total Daytime Population	16,029	87,844	163,462
Total Households	6,346	28,435	60,572
Per Capita Income	\$26,111	\$30,226	\$35,292
Average Household Income	\$65,049	\$77,000	\$88,926
Average Disposable Income	\$52,953	\$60,135	\$68,785
Total (SIC01-99) Businesses	620	2,903	5,414
Total (SIC01-99) Employees	8,200	45,944	82,521
Total (SIC01-99) Sales	\$1,145,041,293	\$5,611,684,802	\$11,735,599,824
Hair Care Products	\$410,109	\$2,135,518	\$5,175,505
Spent \$1-99 at Salon in Last 6 mo.	1,662	7,664	16,597
Spent \$100+ at Salon in Last 6 mo.	1,934	9,528	21,625

Travel Distance from Site



PROPERTY & MARKET OVERVIEW

Take advantage of the strong traffic counts and dense residential & business population along W. Market St./Route 462 with this free-standing salon available for lease in West York. The first floor features two (2) styling stations, two (2) wash stations, three (3) nail tech stations, and two (2) pedicure stations, as well as a check out / retail space with waiting area. The property features paved, on-site parking, ample signage, and a brand new HVAC system that services the salon.

NOTE: some of the equipment shown and/or outlined in this sites marketing materials are the property of the current tenant, however the landlord will replace these items for a new qualified/ credit worthy tenant.

PROPERTY DETAILS

- Total Building Size:..... 4,190 SF
- Available Salon Space:..... 1,530 SF
- Lease Rate:..... \$13.00/SF/NNN
- Lease Terms:..... Negotiable
- NNN Costs:..... \$4.62/SF
- Land/Lot Size:..... 0.1947 acres
- Zoning:..... Commercial
- Date Available:..... Subject to Lease
- Parking:..... On-Site Parking
- Roof Type:..... Shingle
- Construction:..... Masonry/Wood
- Heating:..... FWA
- Cooling:..... Central Air
- Electric:..... Met-Ed
- Water:..... Public
- Sewer:..... Public
- Year Built:..... 1925

TRAFFIC COUNTS

- W. Market St./Route 462:..... 11,734 VPD
- Hokes Mill Rd.:..... 6,488 VPD

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ESTABLISHED REGIONAL AREA MAP



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INTERIOR PHOTOS



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AERIAL DRONE & BUILDING PHOTOS

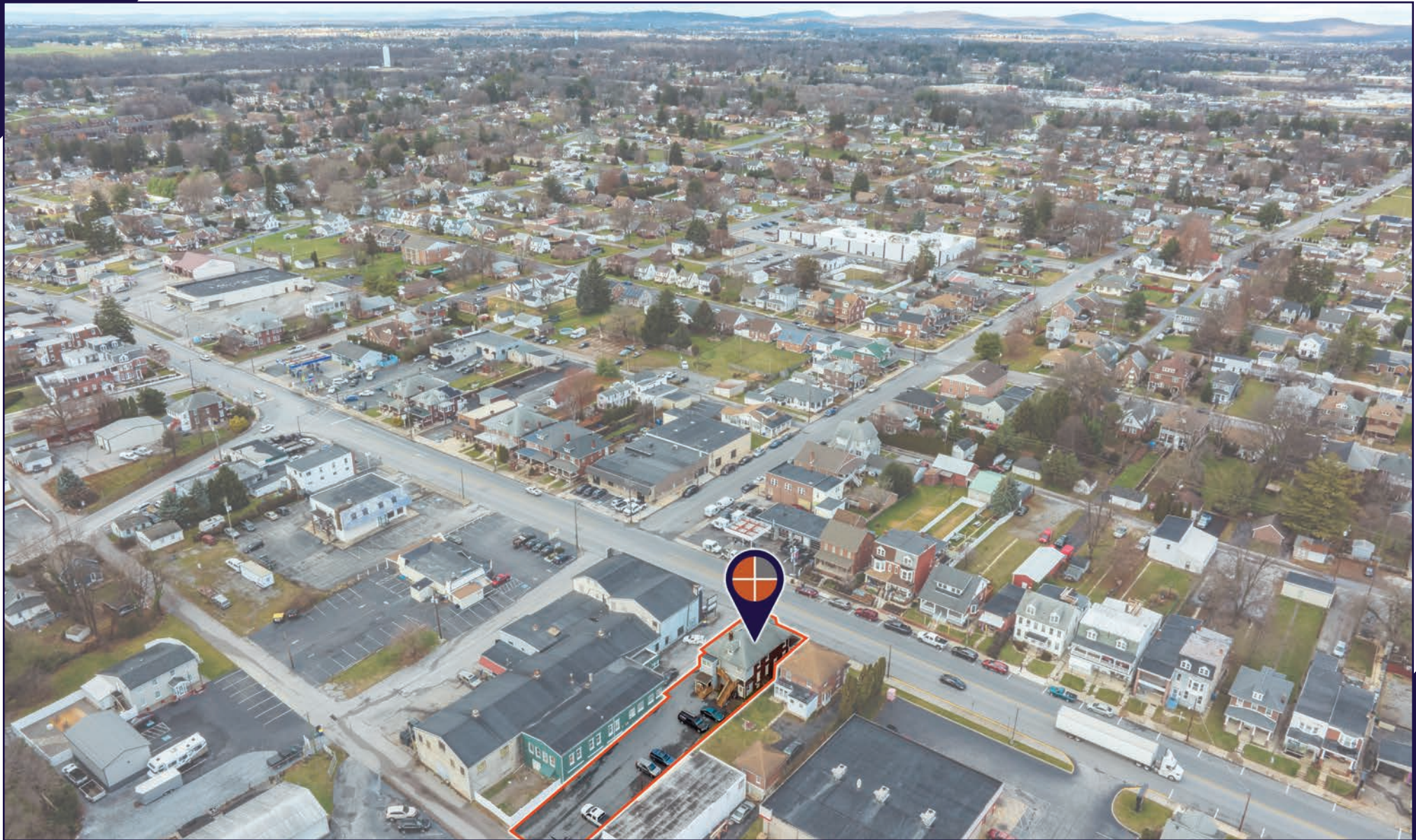


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AERIAL DRONE PHOTO



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