

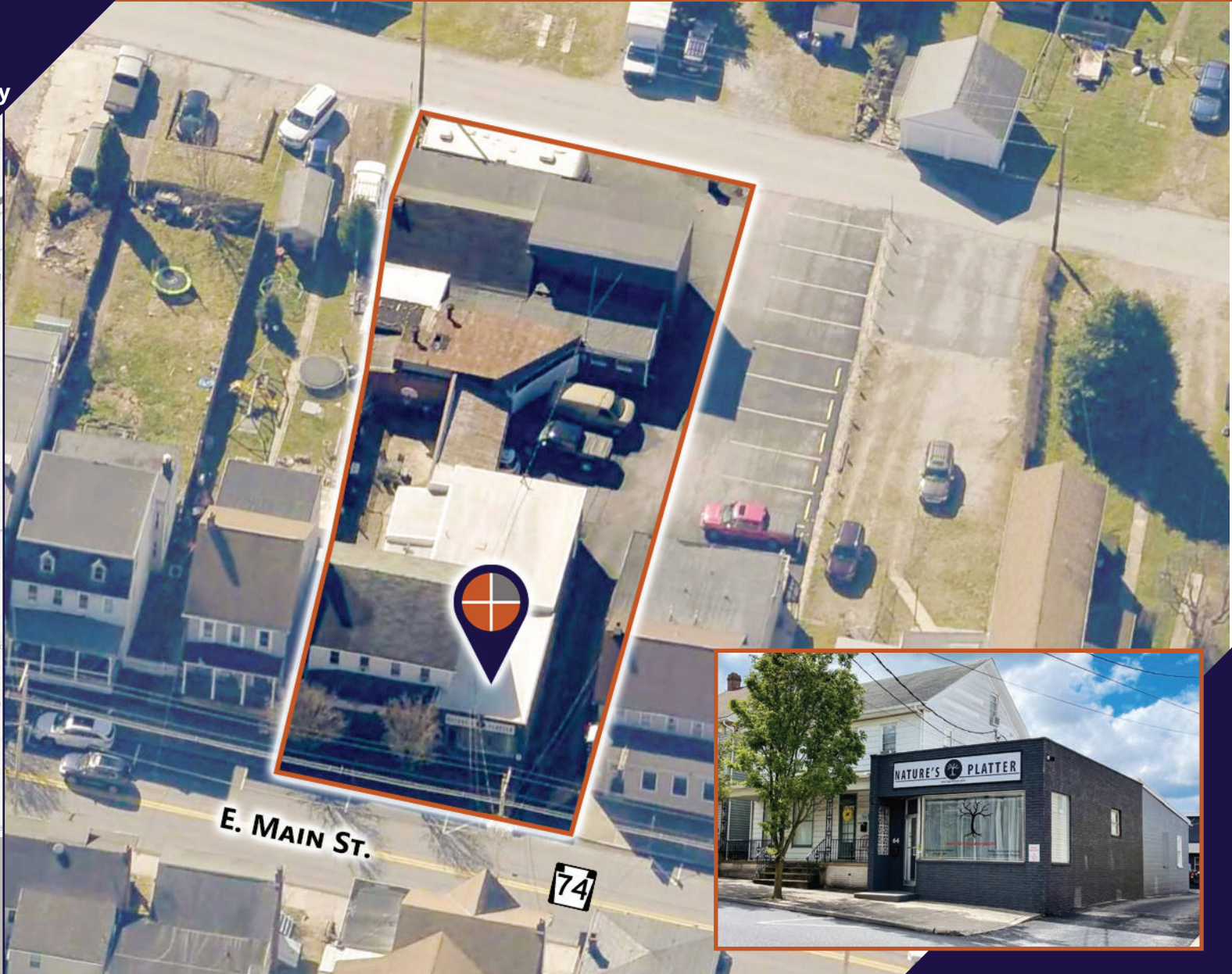
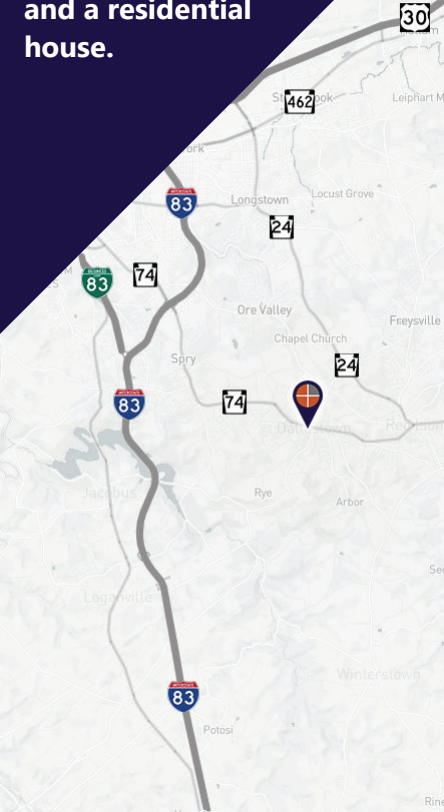
MIXED USE INVESTMENT SALE

Dallastown Borough | York County

64 & 66 E. Main St. Dallastown, PA 17313

FOR SALE

Mixed use investment property consisting of a single tenant storefront building, a woodshop building, and a residential house.



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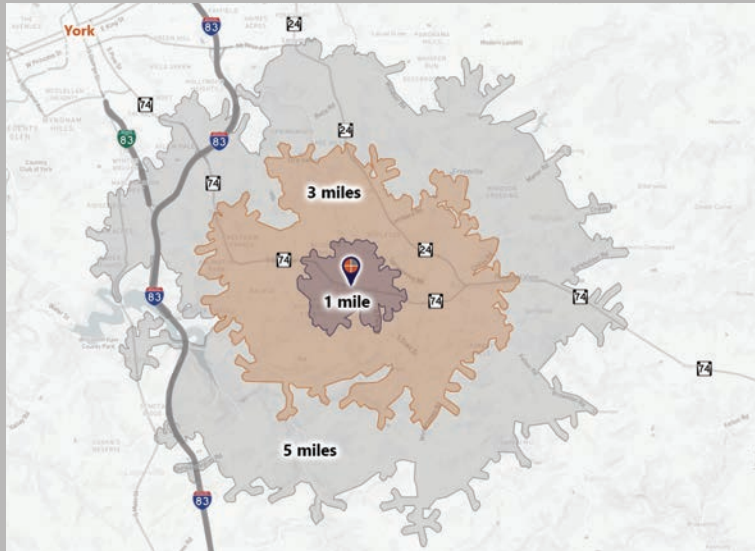


MIXED USE INVESTMENT SALE

DEMOGRAPHICS

Variable	64 & 66 E. Main St. Dallastown, PA		
Travel Distance from Site	1 mile	3 miles	5 miles
Total Population	7,033	26,173	53,147
Population Density (Per Sq. Mile)	3,783.6	1,639.6	1,156.6
Total Daytime Population	4,528	19,490	44,711
Total Households	2,777	10,495	21,281
Per Capita Income	\$30,224	\$37,040	\$41,043
Average Household Income	\$75,355	\$91,966	\$102,372
Average Disposable Income	\$60,737	\$71,505	\$78,540
Aggregate Disposable Income	\$168,667,554	\$750,444,943	\$1,671,418,807
Total (SIC01-99) Businesses	132	652	1,418
Total (SIC01-99) Employees	1,163	6,545	17,512
Total (SIC01-99) Sales	\$164,781,313	\$1,323,157,356	\$2,623,991,033
Annual Budget Expenditures	\$181,043,052	\$830,846,899	\$1,874,297,552
Retail Goods	\$56,644,474	\$261,068,833	\$589,059,424

Travel Distance from Site



PROPERTY & MARKET OVERVIEW

Presenting the opportunity to purchase this unique mixed use property located along E. Main St./PA Route 74 in the heart of Dallastown Borough. The first building is a 2.5 story residential house that fronts E. Main St./PA Route 74. This home is fully occupied, has 3 bedrooms, 1 1/2 baths and includes the appliances. Attached to that building/home, also fronting E. Main St., is a 2,300± SF storefront retail/commercial building with a walk-in freezer and refrigerator. To the rear of these buildings is a parking area for 6 to 10 vehicles. And finally, there is an additional 2,900± SF warehouse/wood-shop. There are many possibilities for this property as both an investment and as an owner/user.

Current owner is willing to leaseback the retail storefront building for a set period of time (for qualified tenants/buyers).

PROPERTY DETAILS

- Buildings Total GLA: 6,655 SF
- Sale Price: \$294,900
- Zoning: Commercial Shopping
- Land/Lot Size: 0.24 acres
- Date Available: Settlement
- Parking: On-Site, 6-10 spaces
- Year Built: 1920
- Annual Taxes: \$5,136.08
- Roof Type: Various (Rubber, Shingle)
- Construction: Various
- Heating: Gas, Radiator
- Cooling: Window Units
- Water/Sewer: Public

Building 1 - Residential

2.5 Story • 3 bedroom • 1.5 bath

- Building Size: 1,455± SF

Building 2

Single Tenant • Storefront Retail Building

- Building Size: 2,300± SF

Building 3

Single Tenant • Warehouse/Wood-shop

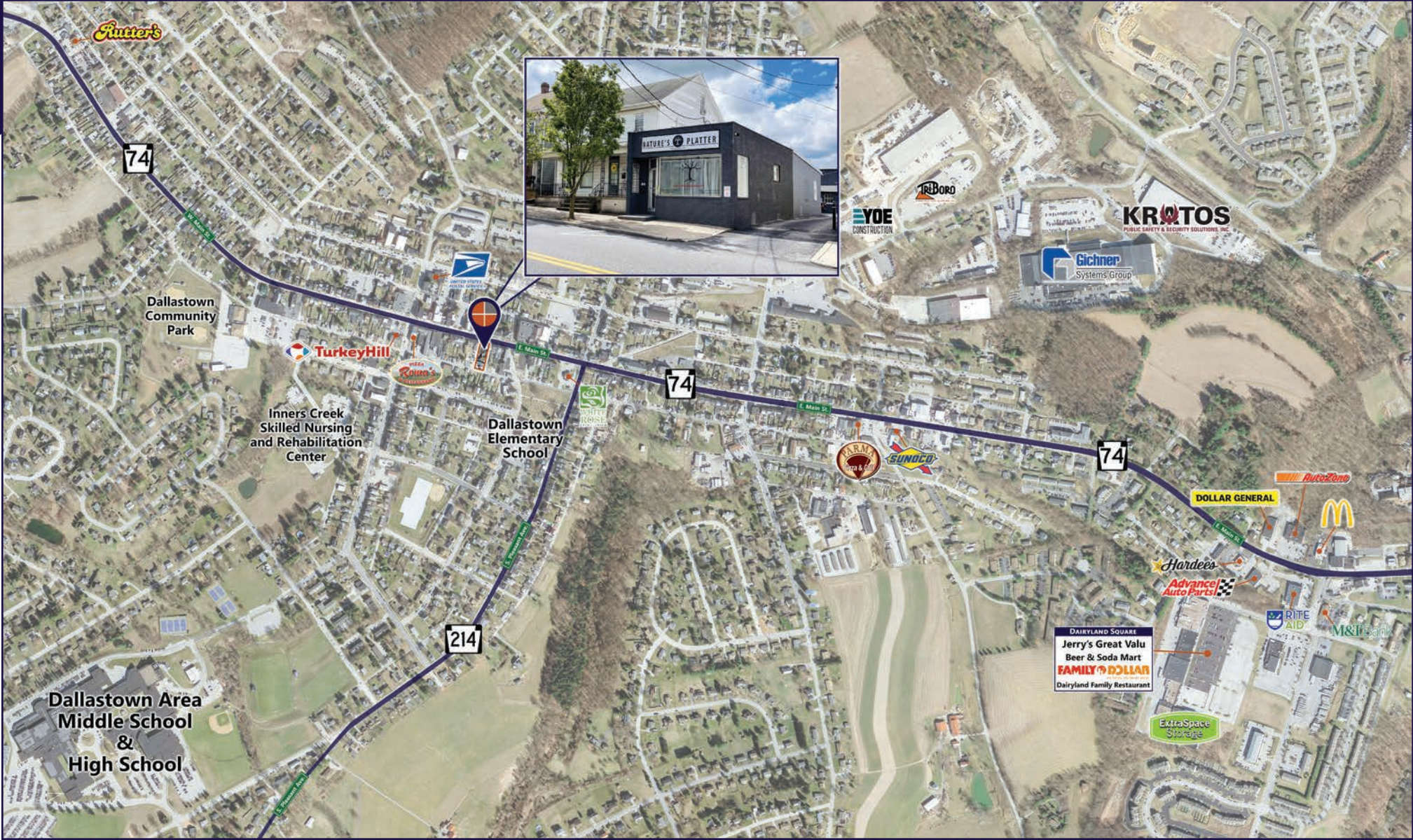
- Building Size: 2,900± SF

TRAFFIC COUNTS

- E. Main St./PA Route 74: 13,111 VPD
- Pleasant Ave./PA Route 214: 6,057 VPD

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ESTABLISHED REGIONAL AREA MAP

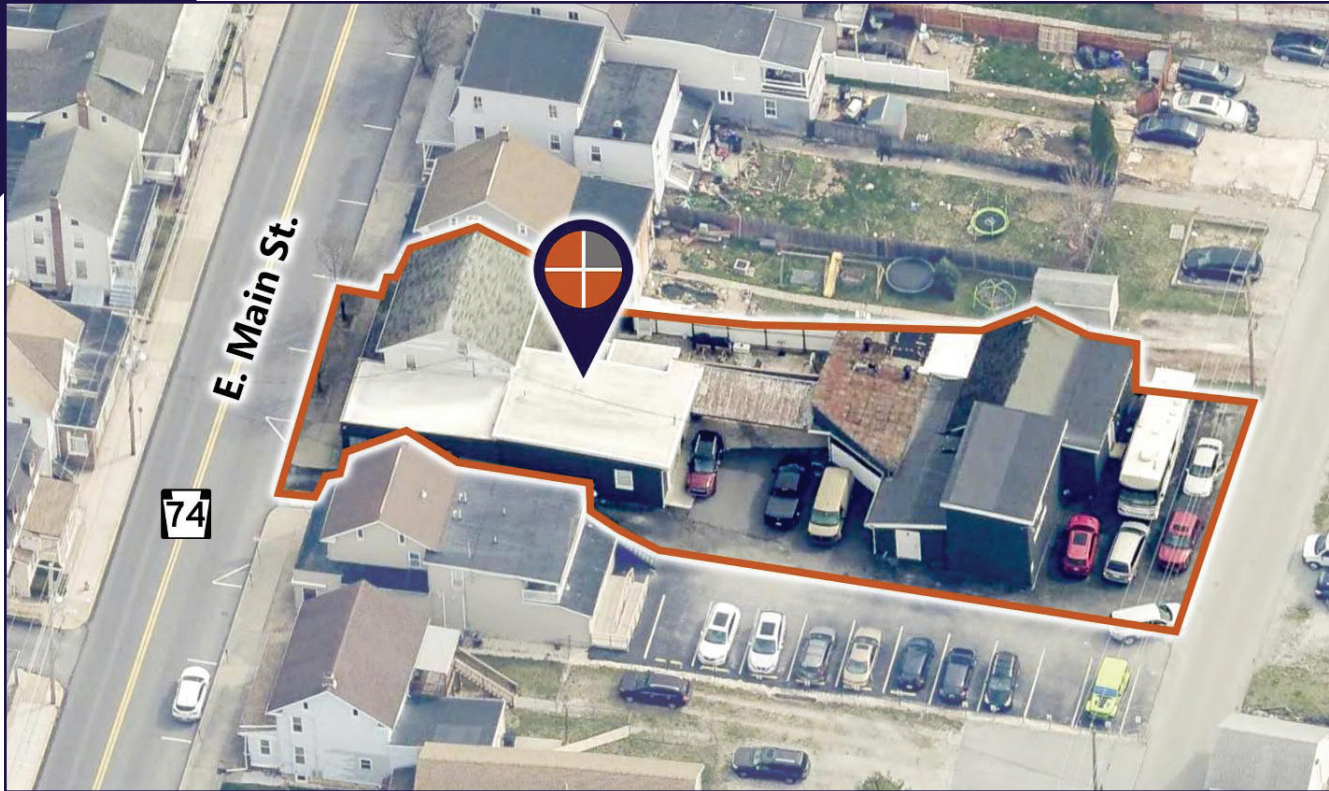


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PROPERTY PHOTOS



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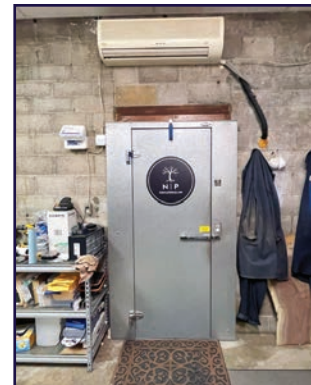
INTERIOR PHOTOS | RESIDENTIAL HOUSE



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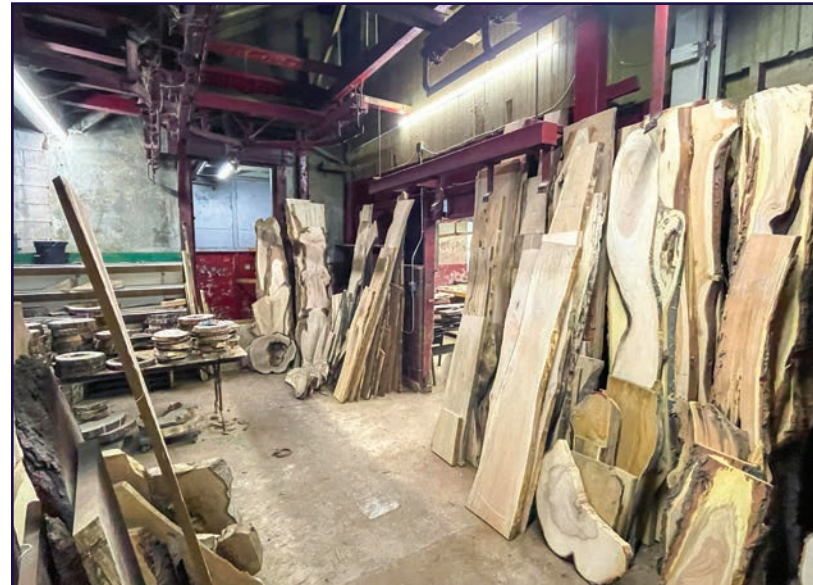
INTERIOR PHOTOS | RETAIL STOREFRONT BUILDING



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INTERIOR PHOTOS | REAR WOOD-SHOP BUILDING



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