



**OFFICE/RETAIL LAND**

**3603 E Market Street | York, PA | 17402**

**FOR SALE**

**PROPERTY OVERVIEW**

Very busy East York location! Hard to find potential corner location. Zoned Highway Commercial. All utilities available. Many allowed uses. A 20 minute drive time demographic of over 365,000 people with household incomes over \$74,600.

**PROPERTY SUMMARY**

Sale Price:	\$395,000
Zoning:	Commercial Highway
Total Land Size:	1.2 AC
Property Visibility:	Excellent
Lot Frontage:	175
County:	York
Municipality:	Springettsbury Township
Tax ID Number:	46-000-jj-0040.DO-00000
Lot Depth:	300

**CORPORATE NEIGHBORS**



**Volkswagen**



York Office: 3528 Concord Rd. York, PA 17402  
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341  
Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601

**ROBERT BEHLER**  
717-843-5555  
[www.bennettwilliams.com](http://www.bennettwilliams.com)



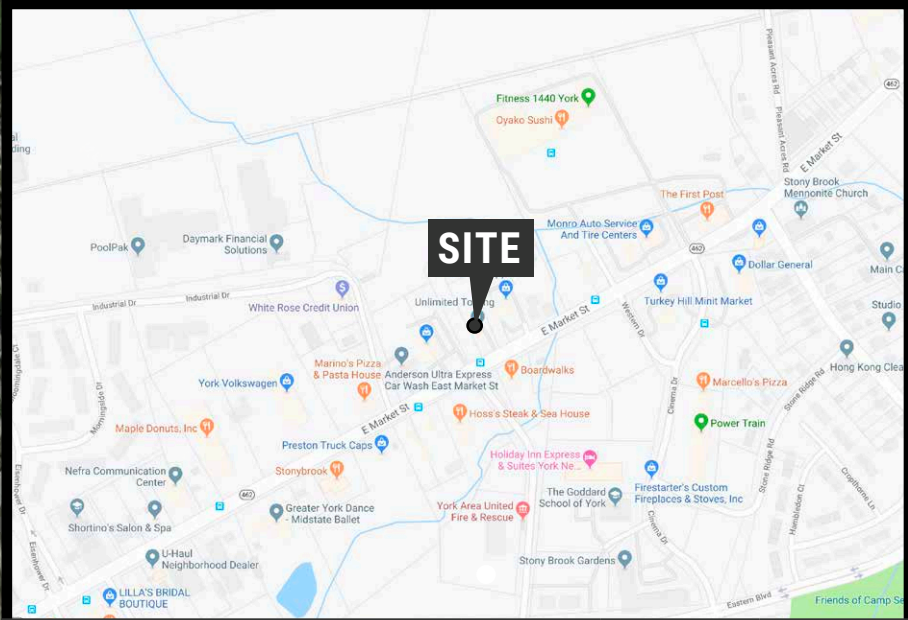
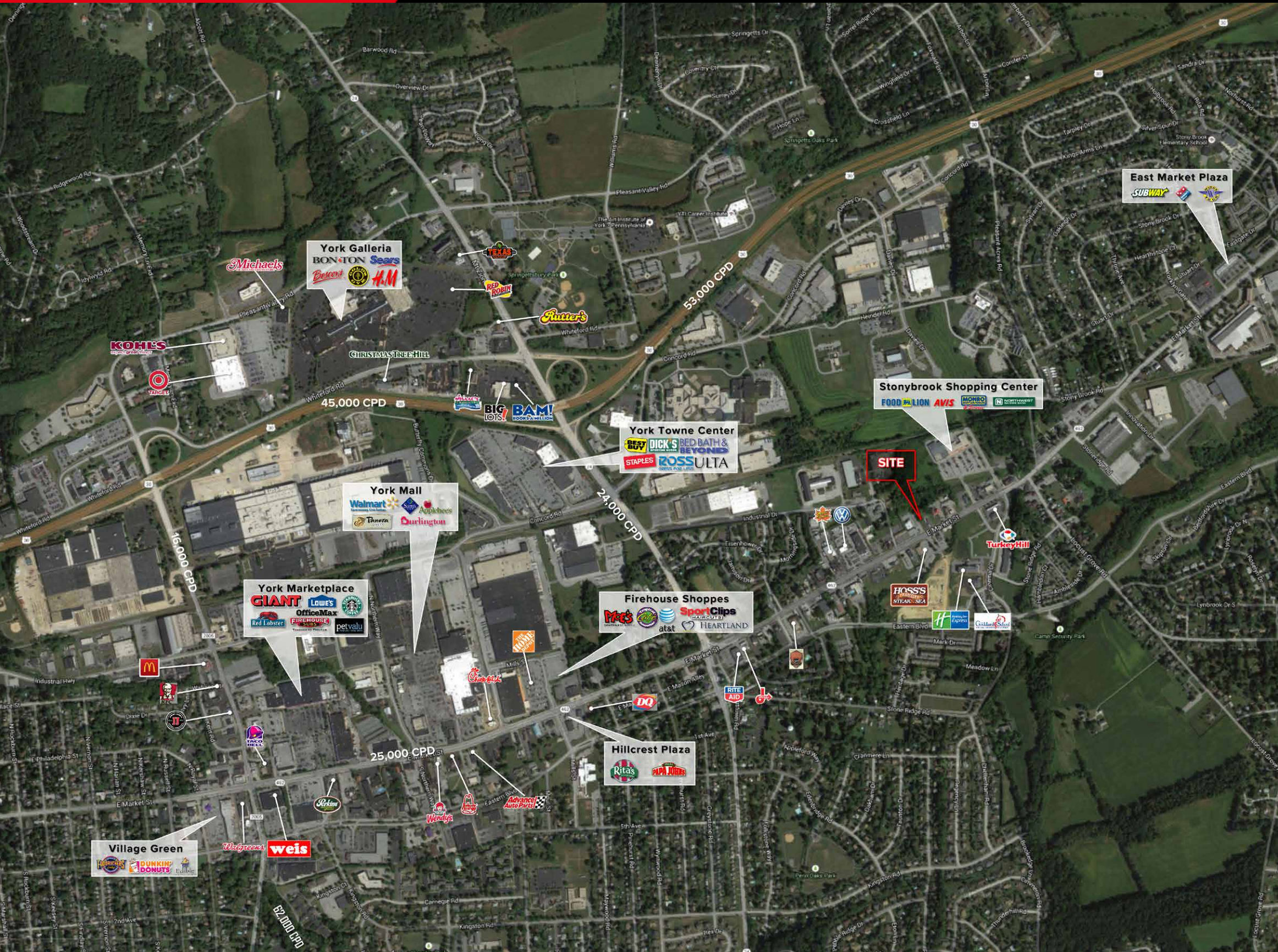
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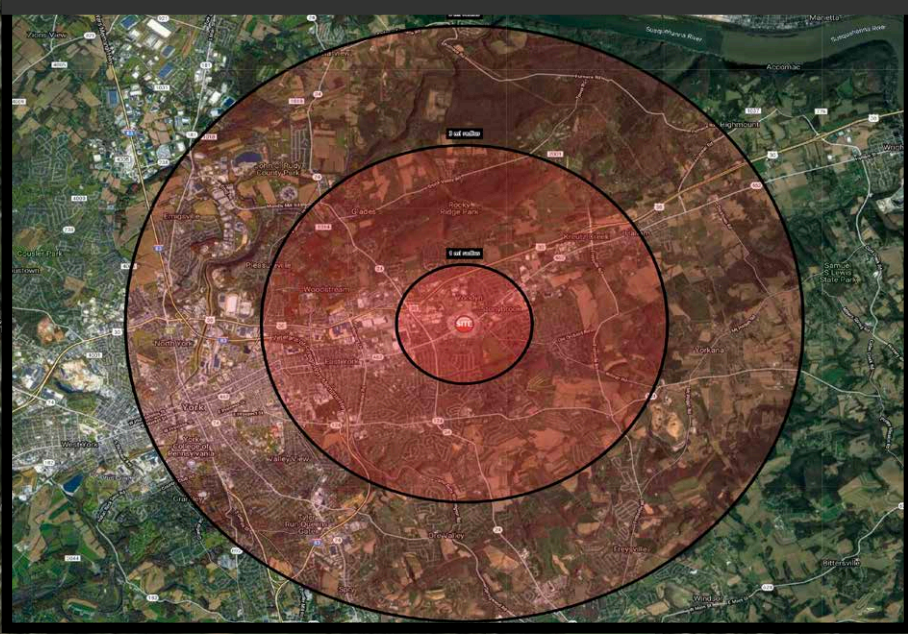
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DEMOGRAPHICS		1 MILE	3 MILE	5 MILE
	POPULATION	10,051	41,176	111,239
	TOTAL EMPLOYEES	8,934	34,587	89,718
	AVERAGE HHI	\$66,212	\$75,157	\$70,646
	TOTAL HOUSEHOLDS	3,041	16,378	44,580

TRAFFIC COUNTS  
EAST MARKET STREET: 20,345 VPD



ACTIVE MEMBER OF:  
**RETAIL** BROKERS  
NETWORK

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COMMERCIAL

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