



1785 4TH AVENUE

YORK, PA 17403

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OFFERING SUMMARY

Lease Rate:	See listing agent for lease rate
Building Size:	4,000 SF
Available SF:	
Lot Size:	10.91 Acres
Zoning:	AO - Apartment - Office
APN:	4800011002000000000

PROPERTY OVERVIEW

+/-4,000 SF single-story office building for lease. Located in a suburban setting surrounded by professional business and residential neighborhoods. Located within minutes of Exit 21 of I-83, which crosses Route 30.

PROPERTY HIGHLIGHTS

- +/-4,000 SF office building
- Good layout for a professional office
- Within minutes from I-83 and Route 30
- Surrounded by residential neighborhoods and professional business
- Suitable for purposes outside of medical practices

Property Details

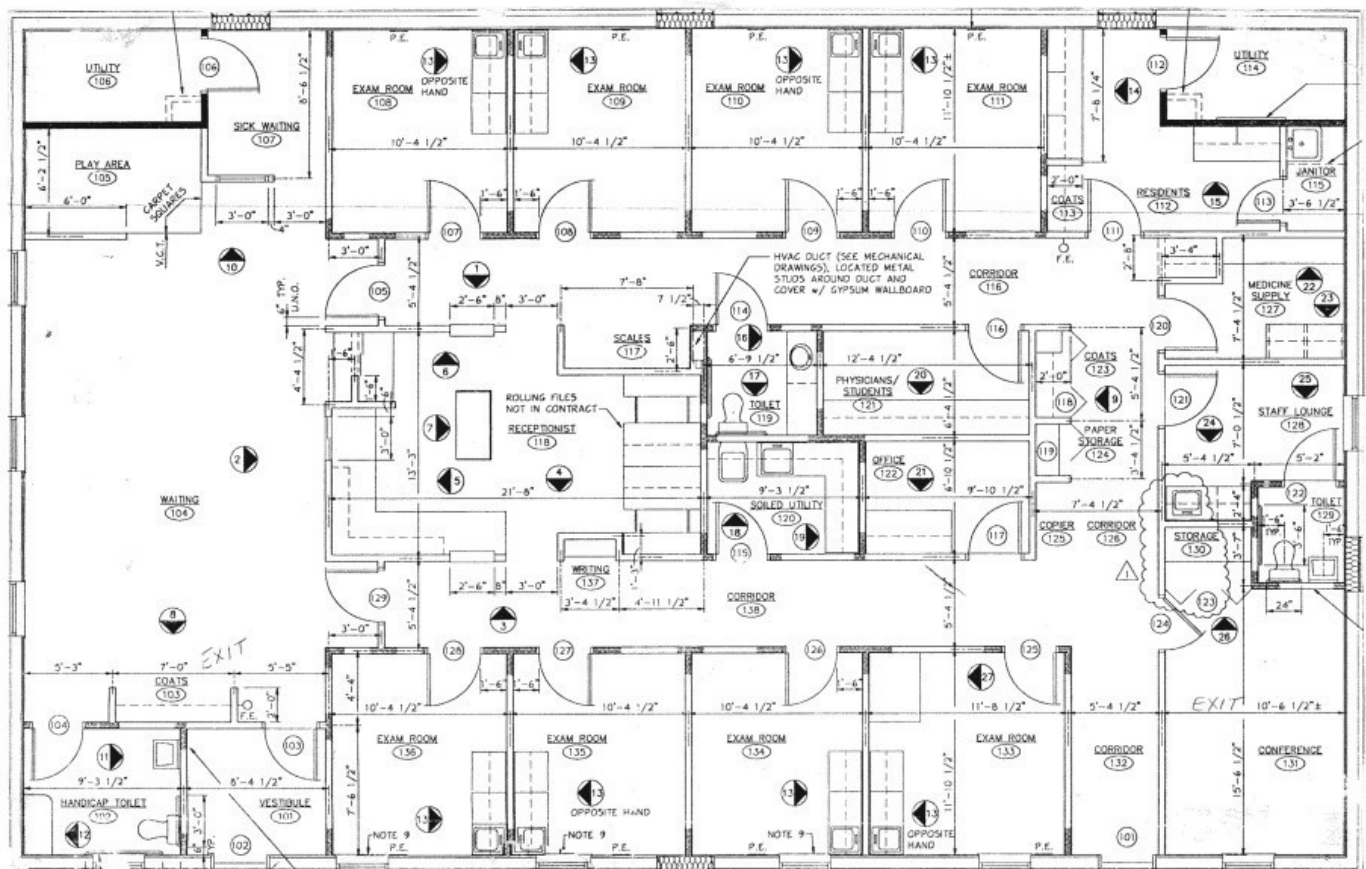


Lease Rate	\$8.00 SF/YR (NNN)		PROPERTY INFORMATION	
LOCATION INFORMATION			Property Type	Office
			Zoning	AO - Apartment - Office
			Lot Size	10.91 Acres
			APN #	4800011002000000000
Street Address	1785 4th Avenue			
City, State, Zip	York, PA 17403			
County	York		UTILITIES & AMENITIES	
BUILDING INFORMATION			Central HVAC	Yes
			Restrooms	3
			Water & Sewer	Public
			Gas	Available
			Electric:	Available
			Parking	Ample
Building Size	4,000 SF			
Building Class	B			
Tenancy	Single			
Ceiling Height	9 ft			
Number of Floors	1			
Roof	Flat			

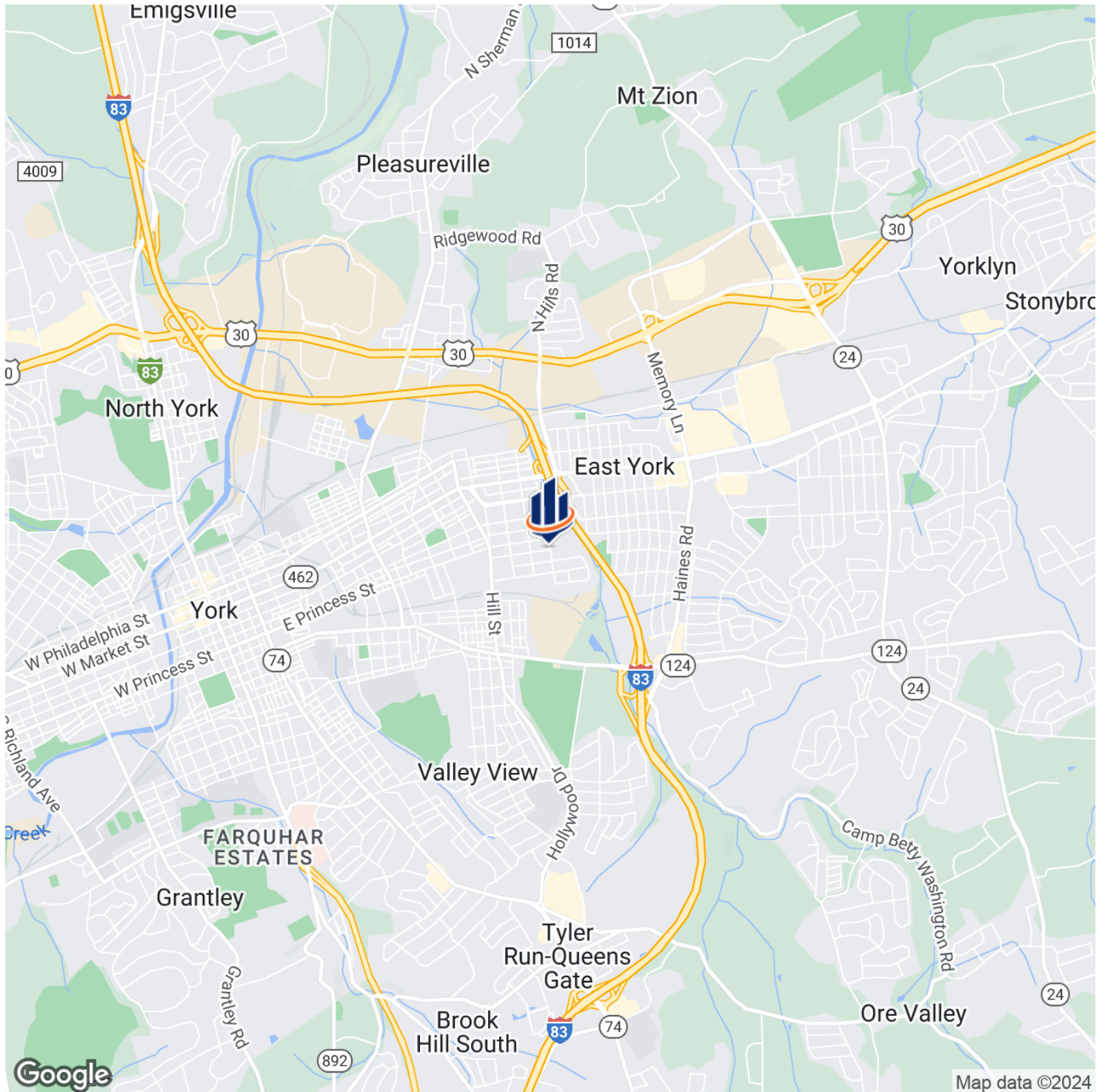


Floor Plan

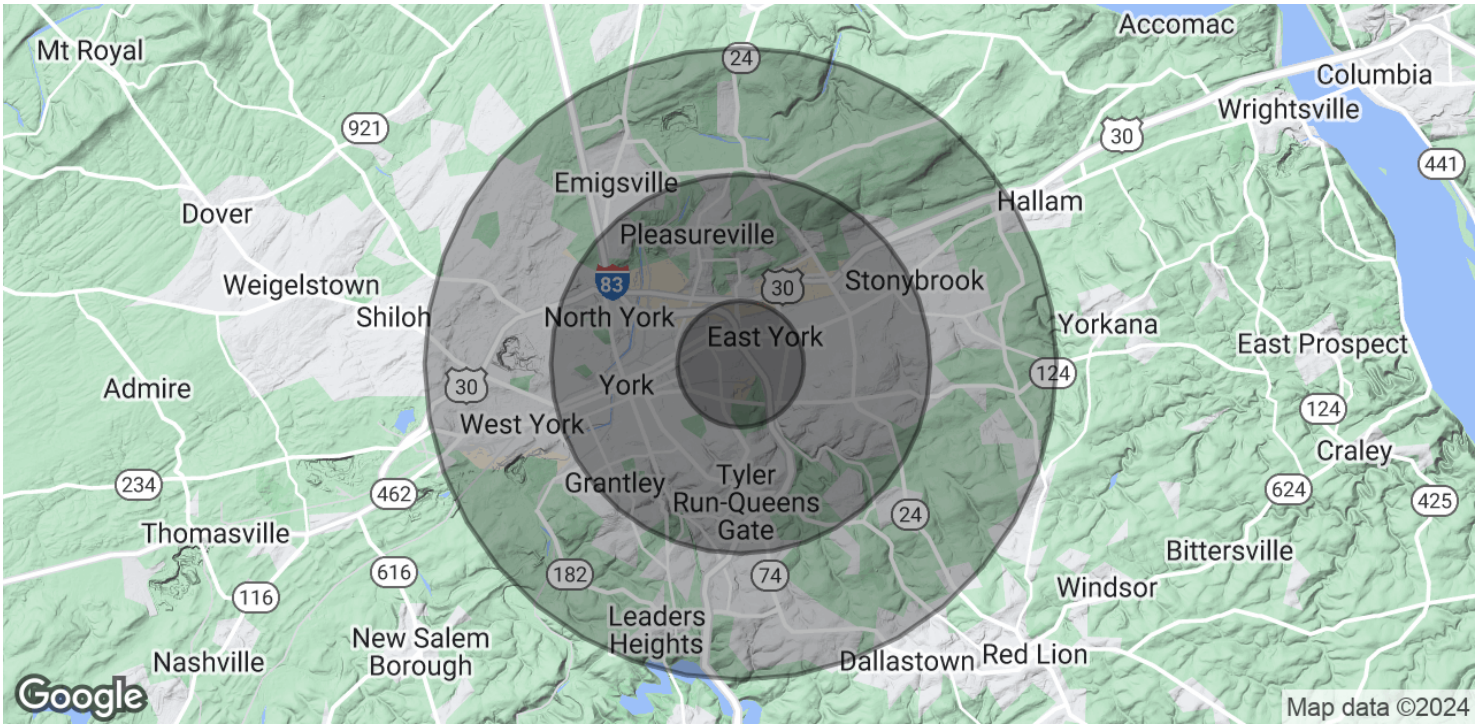
1785 4th Avenue Floor Plan



Location Map



Demographics Map & Report



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	11,879	88,193	146,411
Average Age	40.4	36.8	38.9
Average Age [Male]	38.4	34.8	36.4
Average Age [Female]	41.6	38.6	41.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,940	35,784	59,588
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$62,219	\$63,782	\$71,024
Average House Value	\$217,950	\$166,125	\$180,921

* Demographic data derived from 2020 ACS - US Census