

LONG LEVEL MARINA

WRIGHTSVILLE, PA



OFFERING MEMORANDUM

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WRIGHTSVILLE, PA

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LONG LEVEL MARINA

PROPERTY INFORMATION

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EXECUTIVE SUMMARY

MARINA AND DRY STORAGE (INDOOR / OUTDOOR)

APPROXIMATELY 400 SPACES ON THE HARD

OUTDOOR DRY STORAGE / SERVICE SHED

MULTIPLE STORAGE BUILDINGS

SHOWROOM FOR BOAT SALES

EVENTS VENUE (PROPERTY OWNED IN FEE)

EVENTS VENUE

ADDITIONAL PHOTOS - EVENTS VENUE

BEAUTIFUL WATERFRONT VIEWS

MARINA EQUIPMENT / FUEL / PUMPOUT

NICELY MAINTAINED SERVICE CENTER

SERVICE CENTER

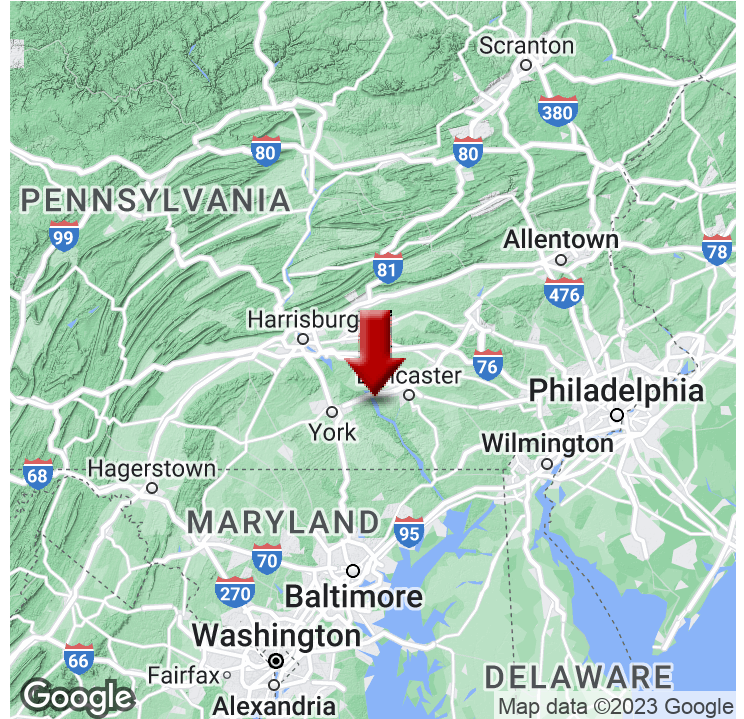
SHIP'S STORE

PARTS COUNTER

FULLY STOCKED

MARINA OFFICES / DECK

EXECUTIVE SUMMARY



OFFERING SUMMARY

SALE PRICE: \$8,995,000.00

APPROX PROPERTY SIZE: Fee - .52 Acres
Lease -14.3 Acres

PROPERTY OVERVIEW

Located on the west shore of Lake Clarke in York County, Pennsylvania, this family-owned full service facility has much to offer and plenty of room to grow. The marina has for many decades provided safe and protected storage for nearly 400 customers along with full service, parts, a ships store, fuel and convenient haul and launch operations. Most of the uplands are on a renewable 5-year lease from the power company. It also operates a spectacular events facility on waterfront fee-owned property. The marina's robust Dealership proudly represents Avalon Pontoons, Carolina Skiffs, along with Mercury, Yamaha and Suzuki outboards.

The mission at this large facility is widely recognized as a customer-focused, service-minded operation and that is easy to observe in the demeanor and sense of urgency its employees convey. Staff is exceptional, and the facility is very well-maintained.

Long Level Marina has been operational since the late 1930s and has long been a vital part of the local community.

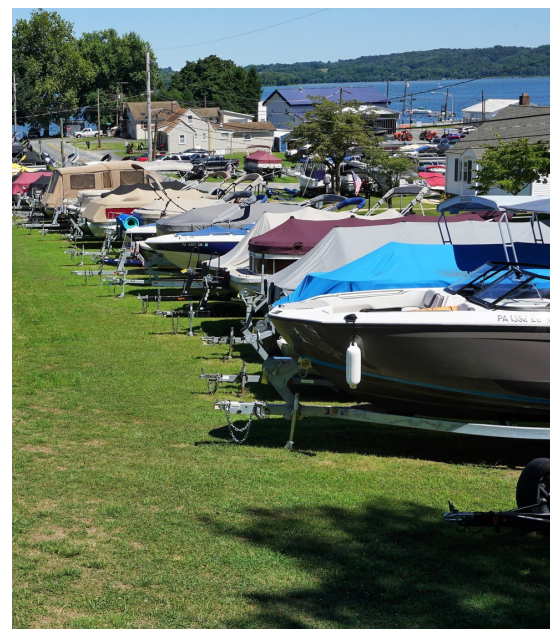
MARINA AND DRY STORAGE (INDOOR / OUTDOOR)



LARGE STORAGE FACILITY (LAND LEASED - PWR CO)



OUTDOOR DRY STORAGE / SERVICE SHED



MULTIPLE STORAGE BUILDINGS



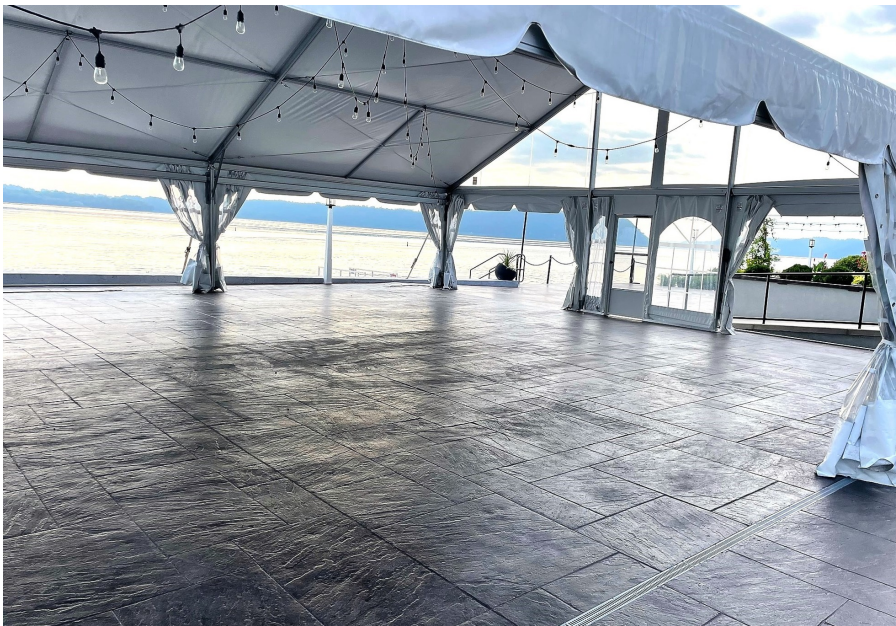
SHOWROOM FOR BOAT SALES



EVENTS VENUE (PROPERTY OWNED IN FEE)



EVENTS VENUE



EVENTS VENUE



BEAUTIFUL WATERFRONT VIEWS



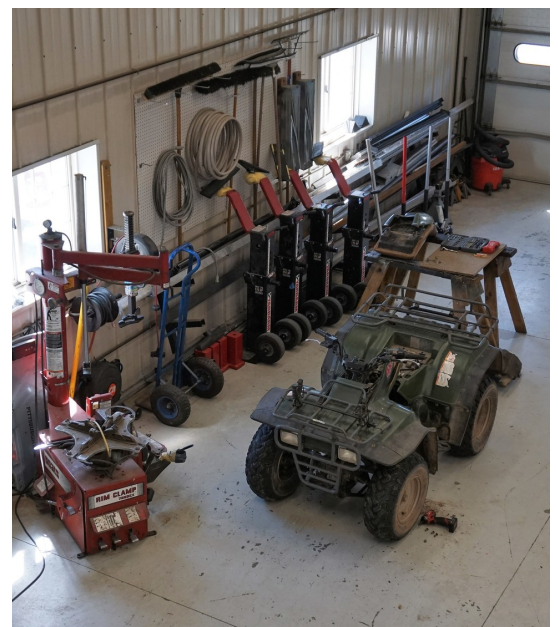
MARINA EQUIPMENT / FUEL / PUMPOUT



NICELY MAINTAINED SERVICE CENTER



SERVICE CENTER



SHIP'S STORE



PARTS COUNTER



FULLY STOCKED



MARINA OFFICES / DECK



LONG LEVEL MARINA

LOCATION INFORMATION

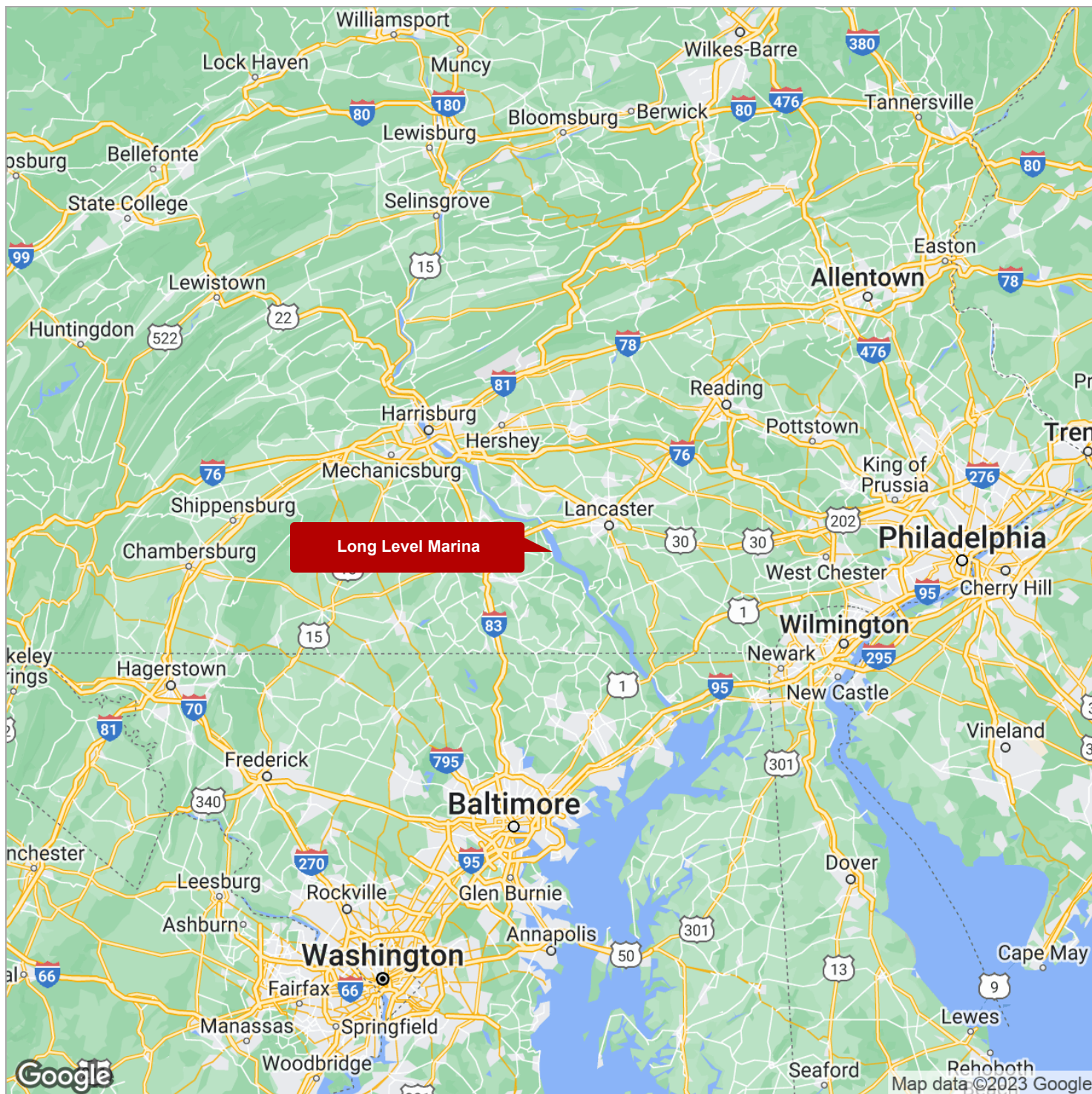
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REGIONAL MAP

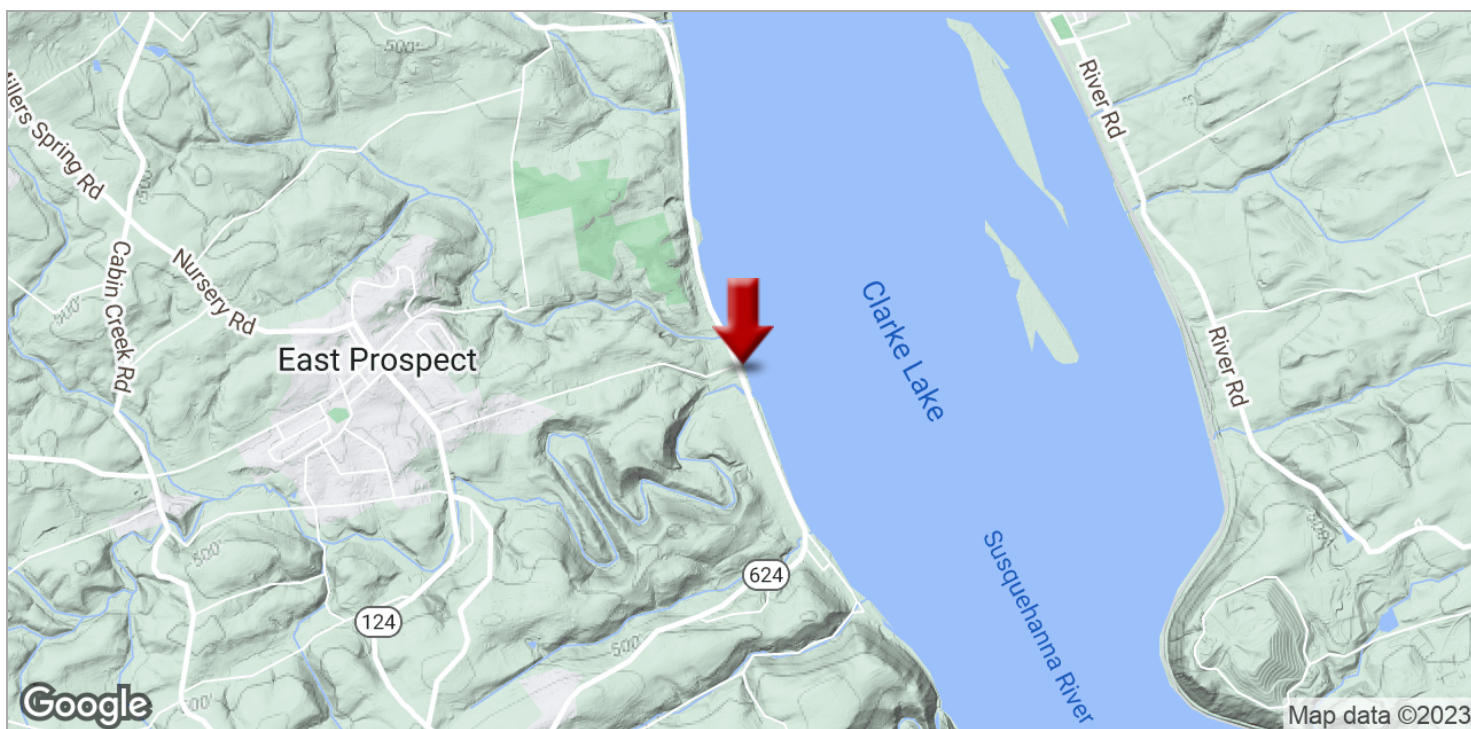
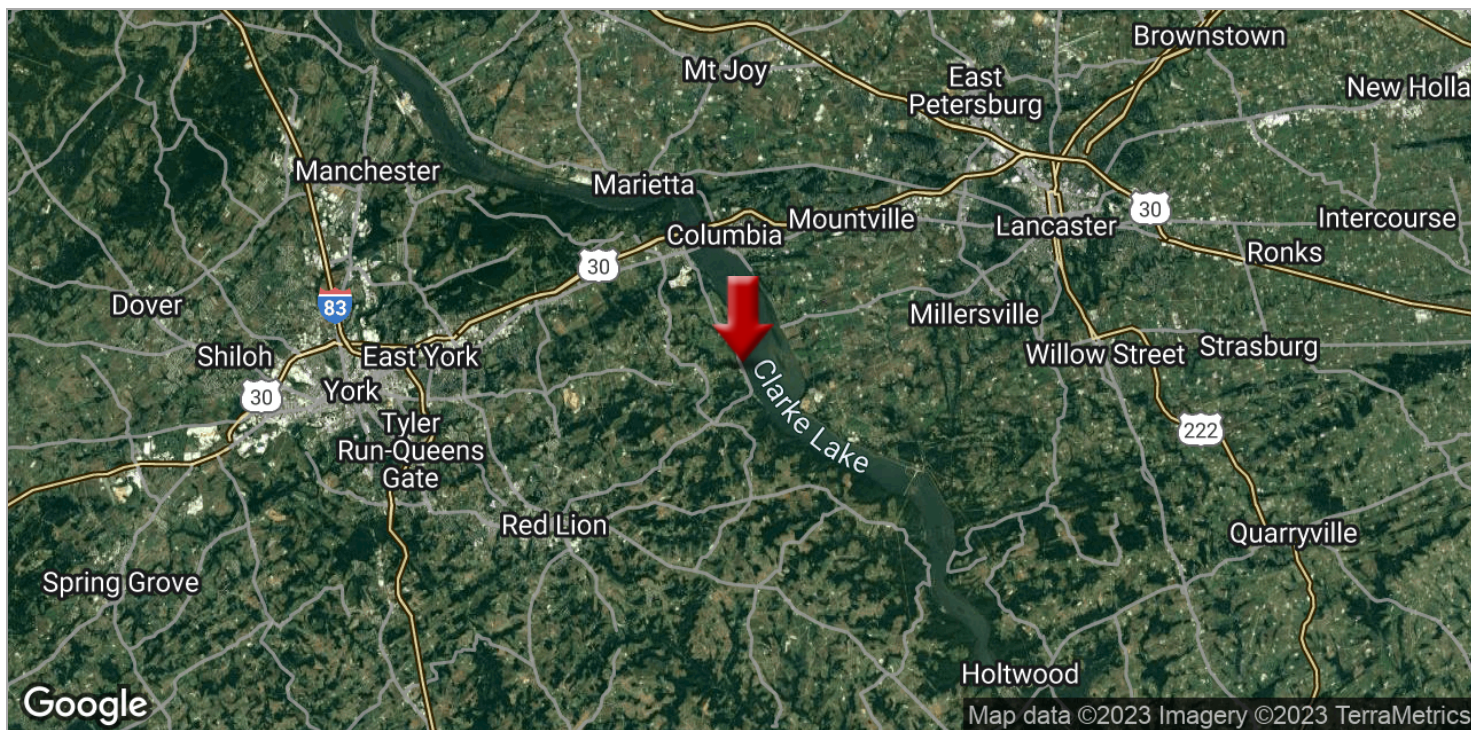
LOCATION MAPS

AERIAL MAP

REGIONAL MAP



LOCATION MAPS



AERIAL MAP



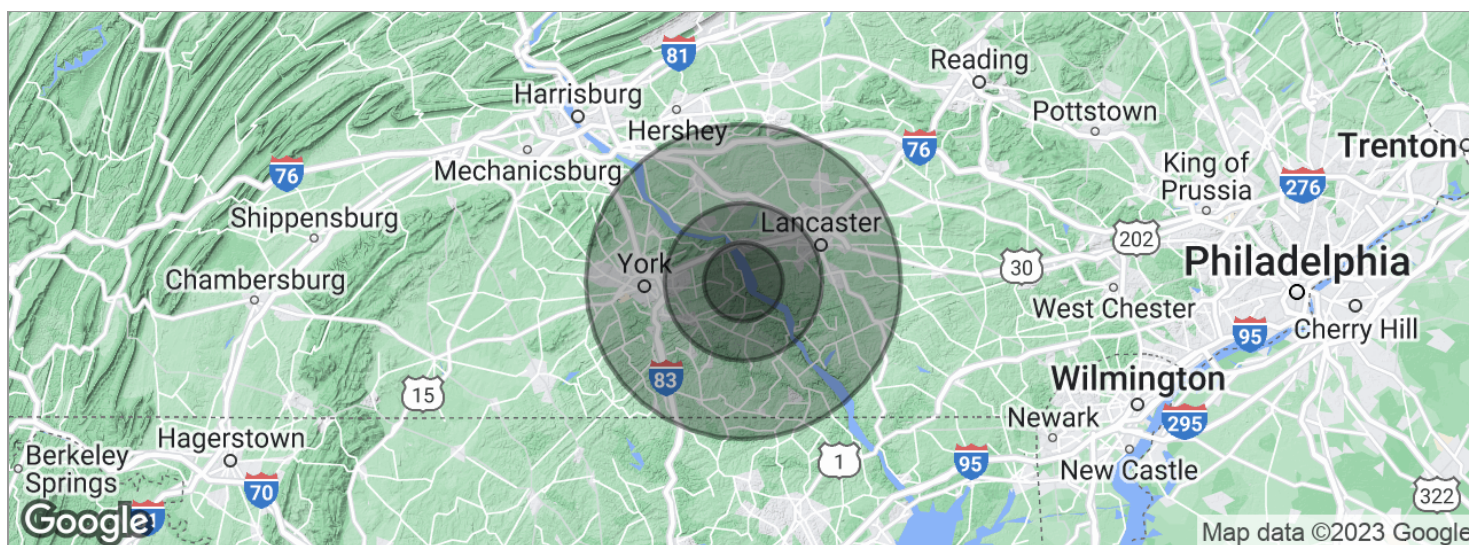
LONG LEVEL MARINA

DEMOGRAPHICS

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DEMOGRAPHICS MAP

DEMOGRAPHICS MAP



POPULATION	5 MILES	10 MILES	20 MILES
Total population	29,448	212,117	761,961
Median age	42.6	41.1	40.8
Median age (male)	42.5	39.7	39.6
Median age (Female)	42.1	42.5	42.0
HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
Total households	12,927	87,369	310,479
# of persons per HH	2.3	2.4	2.5
Average HH income	\$67,220	\$81,822	\$82,155
Average house value	\$181,150	\$206,070	\$202,776

* Demographic data derived from 2020 ACS - US Census