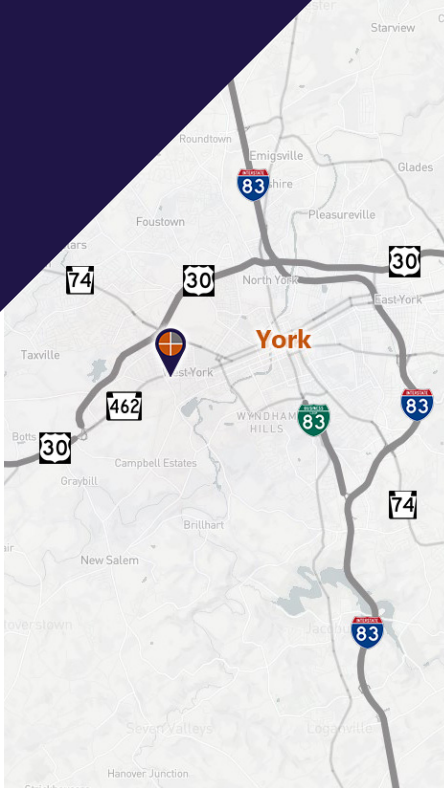


FOR LEASE

1,200 +/- SF two-story retail
or office space available.
Formerly a hair & nail
studio.



Gordon Kauffman
Cell: 717.880.7301
gordon@truecommercial.com

TWO-STORY RETAIL/OFFICE SPACE

West York Borough | York County

1880 W. Mason Ave. York, PA 17404



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

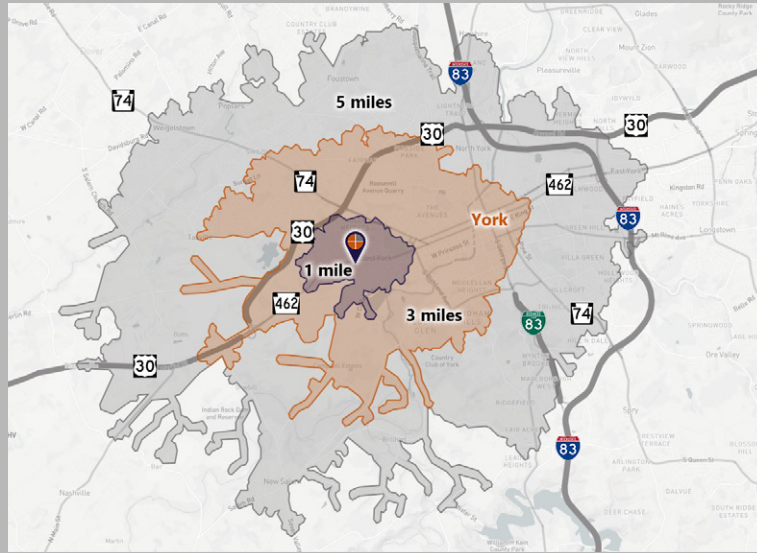


Two-Story Retail/Office Space

DEMOGRAPHICS

Variable	1880 W. Mason Ave. York, PA		
Travel Distance from Site	1 mile	3 miles	5 miles
Total Population	7,725	52,277	107,405
Population Density (Pop per Sq. Mile)	4,293.5	3,645.0	2,331.0
Total Daytime Population	8,219	61,155	121,977
Total Households	3,236	20,268	41,854
Per Capita Income	\$27,480	\$24,374	\$30,808
Average Household Income	\$65,824	\$63,147	\$78,799
Average Disposable Income	\$53,497	\$50,141	\$61,628
Aggregate Disposable Income	\$173,115,419	\$1,016,254,617	\$2,579,385,444
Total (SIC01-99) Businesses	391	2,329	4,359
Total (SIC01-99) Employees	4,745	32,378	63,085
Total (SIC01-99) Sales (\$000)	\$633,320	\$4,072,149	\$9,281,082
Annual Budget Expenditures	\$184,498,841	\$1,110,482,451	\$2,843,253,335
Retail Goods	\$55,924,368	\$329,883,651	\$853,412,499

Travel Distance from Site



PROPERTY & MARKET OVERVIEW

Two-story, 1,200 +/- SF space is available for lease. This space was formerly a hair & nail salon. The two floors consist of approximately 600 +/- SF on each floor. Space can be used for a hair salon, nail salon or office space.

PROPERTY DETAILS

- Total Building Size:..... 10,540 SF
- Available Space:..... 1,200 +/- SF
- Lease Rate:..... \$12.00/SF/NNN
- Lease Terms:..... Negotiable
- Zoning:..... Commercial
- Date Available:..... Immediately
- Year Built:..... 1969
- Roof Type:..... Asphalt Shingle
- Construction:..... Masonry
- Heating:..... Electric
- Cooling:..... Central Air
- Water:..... Public
- Sewer:..... Public

TRAFFIC COUNTS

- W. Market St./Route 462:..... 11,135 VPD
- Hokes Mill Rd.:..... 6,157 VPD

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ESTABLISHED REGIONAL AREA MAP

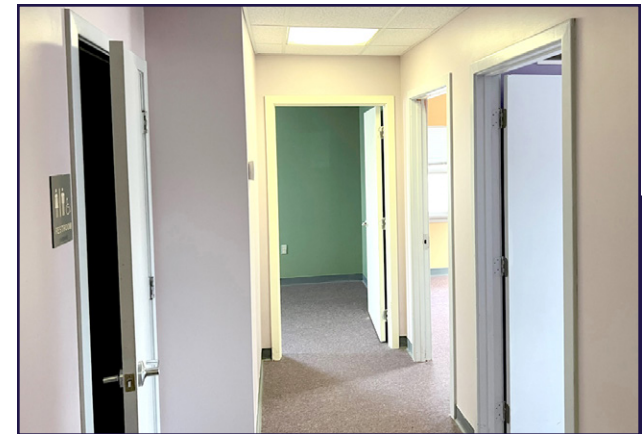
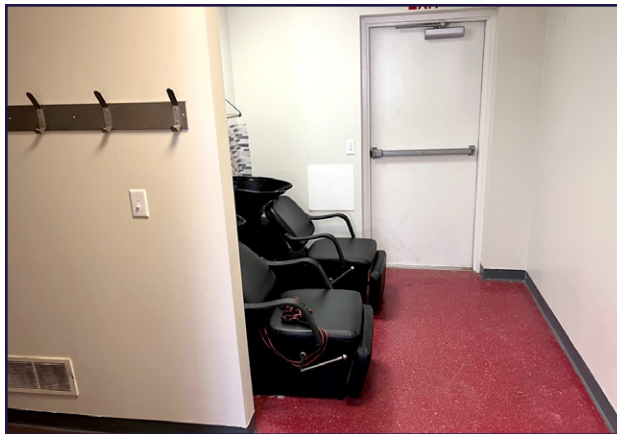
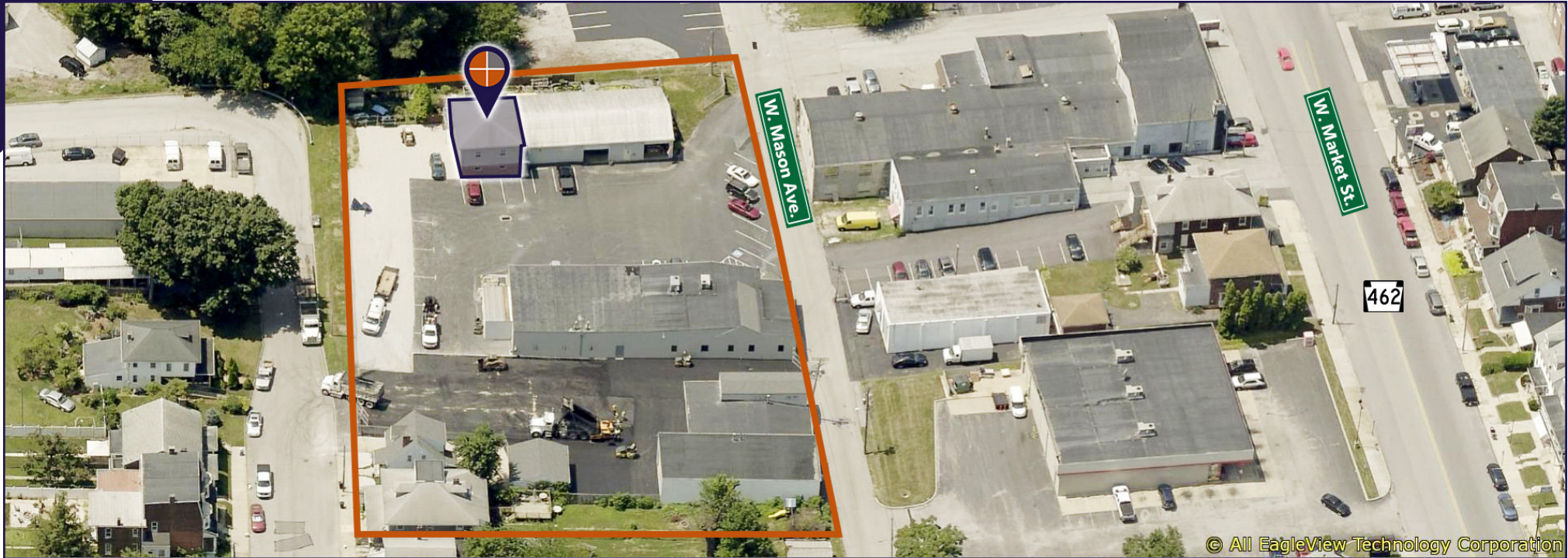


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AERIAL BUILDING PHOTO & INTERIOR PHOTOS



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