

FOR SALE

# Freestanding Retail/Office

241 N. Main St. | Shrewsbury, PA 17361

Available: 5,480 SF / 1.46 AC

Zoning: Commercial District

Shrewsbury Borough

York County

\$699,000



## PROPERTY HIGHLIGHTS

- ✓ Shared signal corner access with Rutters
- ✓ Flexible commercial zoning
- ✓ High visibility
- ✓ Former dance studio with large rooms
- ✓ Possible expansion potential



2026 DEMOGR*	1 MILE	3 MILES	5 MILES
Population	3,339	12,686	26,510
Households	1,286	5,185	10,536
Average HHI	\$124,584	119,669	\$124,486
Employees	2,597	5,483	8,475

TRAFFIC COUNTS – MAIN STREET – 7,675 VPD

\*ESRI 2026

## CONTACT

Kevin A. Hodge, CCIM

717.854.5357 ext 110

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## PROPERTY INFORMATION

Acreage	1.46
Number of Stories	1
Year Built	2003
Total GLA	5,480
Roof Construction	Metal
Heat Type & Fuel	Gas – Forced Hot Air
Air Conditioning	Central Air Conditioning
Floor Construction	Concrete/VTC/Carpet
Ceiling Height	10' – 15'
Sprinkler System	Mechanical Room
Daily Traffic Count	7,675
Parking	34 On-Site

## GENERAL INFORMATION

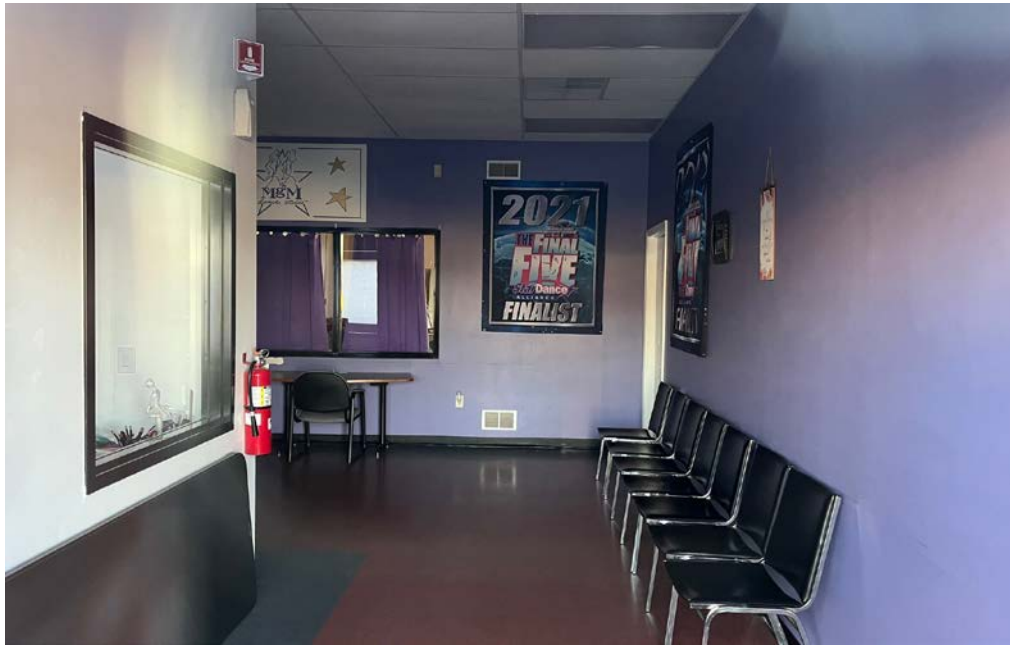
Parcel ID	84-000-09-0110-00-00000
Availability	Settlement
School Tax	\$7,220
County Tax	\$2,737
Municipal Tax	\$616
Sewer	Public
Water	Public
Gas	Columbia Gas
Electric	Met-Ed

## LOCATION DESCRIPTION

Just north of downtown Shrewsbury on N Main Street and shared signalized access between Rutters and Brooks-Huff.

## NOTES

Single unit retail originally built as a karate studio and then most recently used as a dance studio. Layout includes a combination of large open rooms with a moveable wall partition between, smaller rooms, waiting area, and two bathrooms.



## Photos

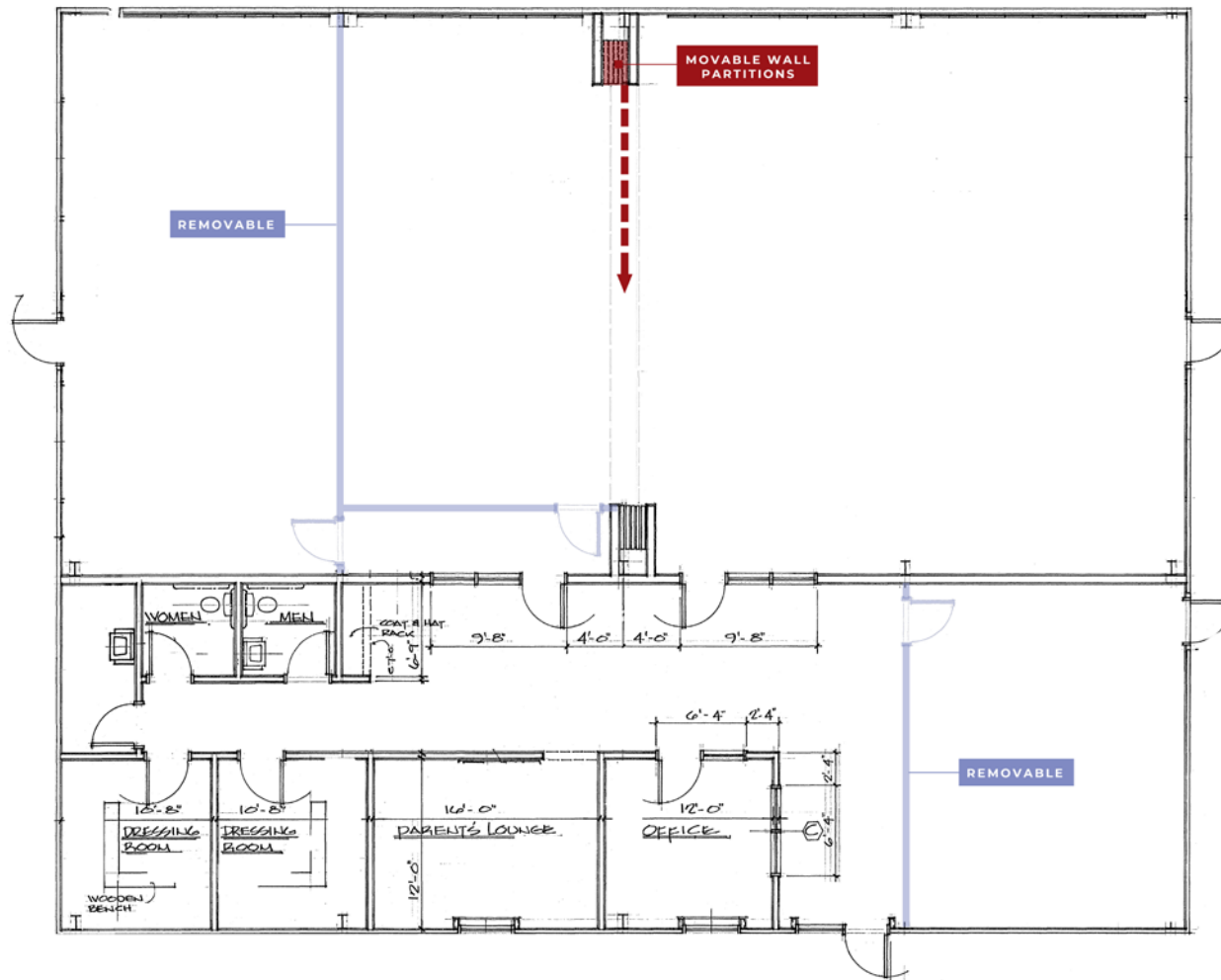
221 W Philadelphia St | Ste 19  
York, PA 17401

313 W Liberty St | Ste 117  
Lancaster, PA 17603

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## Floor Plan

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## AERIAL

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