



OFFICE PROPERTY AVAILABLE

1690 KENNETH RD | YORK, PA 17408



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**1690 KENNETH RD
YORK, PA 17408**

**OFFICE PROPERTY
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PROPERTY HIGHLIGHTS

1690 Kenneth Road presents a unique opportunity to acquire a ±20,000 SF single-story professional office facility in the heart of West Manchester Township's established healthcare, retail and employment corridor. Positioned immediately adjacent to the UPMC Memorial Hospital campus and less than one mile from West Manchester Town Center, the property offers excellent access to a broad base of employees, patients, customers and area residents. The building is situated on 3.43 acres and features an exceptional 127-space parking field, providing flexibility for a variety of professional, medical, corporate or institutional users. While ideally suited for a single owner-user, ownership will also consider lease opportunities and potential subdivision for smaller users.

OFFERING SUMMARY

Building Address	1690 Kenneth Rd York, PA 17408
Building Type	Class B Office Building
Sale Price	\$2,850,000
Price PSF	\$142.50
Lease Rate	\$15.00 PSF (NNN)
Building Size	+/- 20,000 SF
Lot Size	3.43 Acres
Parking	127 Spaces
Parking Ratio	6.37/1,000 SF
Year Built/Renovated	1991/2014
County	York
Municipality	West Manchester Twp
Access	Loucks Rd (US-30)
Zoning	Professional Office (PO)
APN	51-000-29-0126.A0-00000
Taxes	\$61,900.78 (2026)

LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
P : 717.731.1990

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- **Premier Healthcare Location** – Immediately adjacent to UPMC Memorial Hospital and its extensive outpatient and specialty-care campus.
- **Major Retail & Amenity Corridor** – Only ± 0.7 miles from West Manchester Town Center, a $\pm 723,000$ SF regional shopping destination anchored by Walmart, Kohl's, At Home and Regal Cinemas, with numerous additional national retailers, restaurants and services nearby.
- **Growing York County Market** – Located within a York County population base of more than 473,000 residents, providing access to a substantial and growing workforce and customer base.
- **Exceptional On-Site Parking** – 127 spaces provide a strong 6.37 spaces per 1,000 SF, well suited for higher-occupancy office, medical or institutional users.
- **Flexible Owner-User Opportunity** – $\pm 20,000$ SF single-story configuration offers an efficient footprint for corporate headquarters, professional office, medical or other institutional uses.
- **Established Employment Base** – West Manchester Township and the surrounding York market are home to significant healthcare, office and manufacturing operations, including UPMC, BAE Systems and Voith.
- **Convenient Regional Access** – Strategic West York location provides easy connectivity to the Route 30 corridor and the greater York County transportation network.
- **Sale or Lease Flexibility** – Primarily offered for sale, with ownership willing to consider lease opportunities and subdivision for qualified users.



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PARCEL



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LOCAL AERIAL



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TRADE AERIAL



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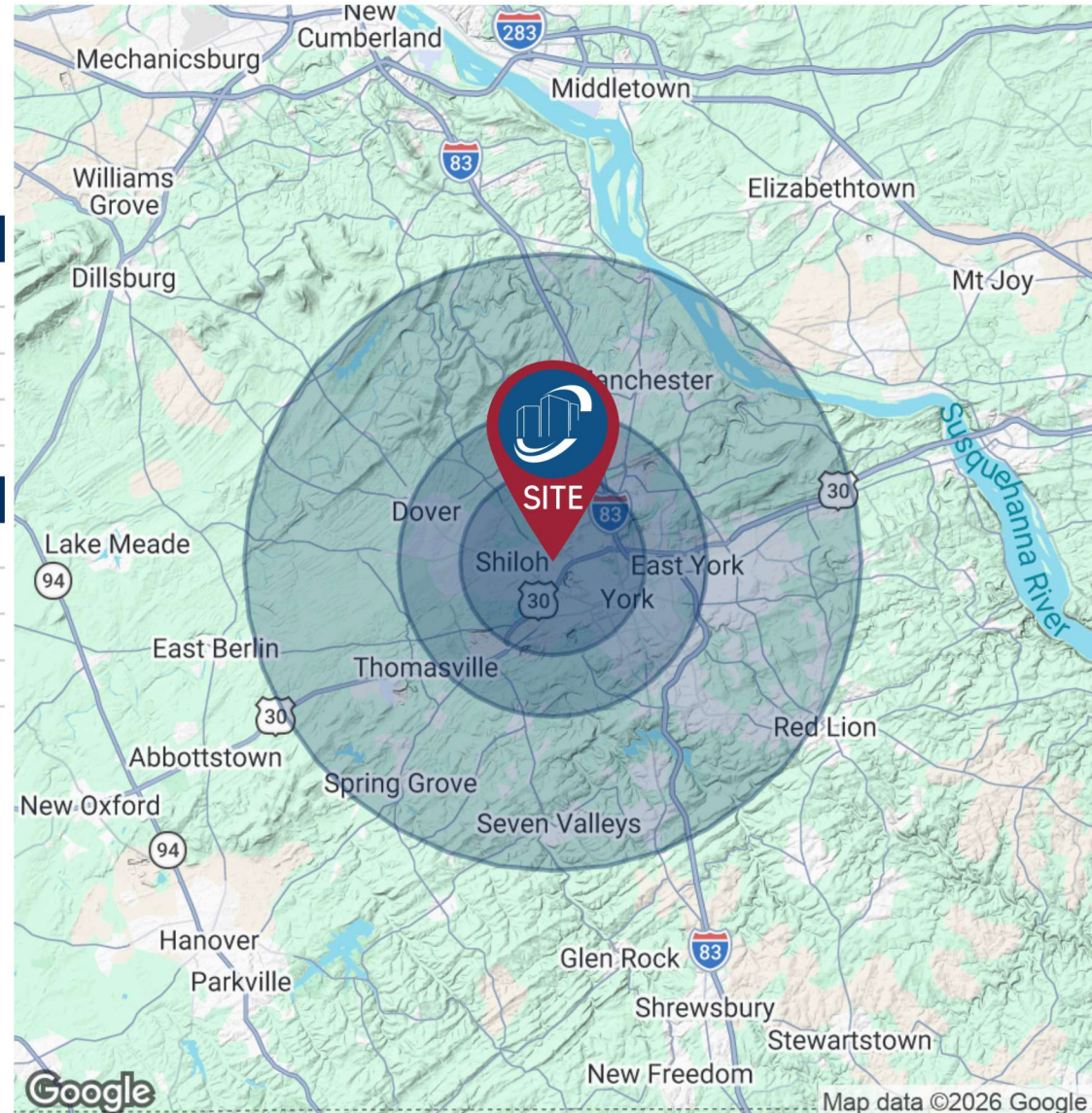
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DEMOGRAPHICS

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	76,450	137,174	269,311
Average age	39.5	39.7	41.0
Average age (Male)	37.7	38.5	39.5
Average age (Female)	40.0	40.3	42.2

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total households	30,165	53,754	105,863
# of persons per HH	2.5	2.6	2.5
Average HH income	\$86,677	\$92,194	\$96,827
Average house value	\$203,522	\$211,664	\$239,513



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PREMIER OFFICE BUILDING AVAILABLE

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