

FOR SALE

401 Linden Street



COLUMBIA, PA 17512

PRIME, RARE RETAIL SPOT ALONG RT. 30 AT COLUMBIA EXIT.

VISIBLE TO OVER 56,000 VEHICLES PER DAY

PERFECT FOR A VARIETY OF USES



ALTHEA RAMSAY CARRIGAN

717.669.8861

aramsay@high.net

HIGH ASSOCIATES LTD. • 1853 WILLIAM PENN WAY • LANCASTER, PA 17601 • 717.293.4477 • HIGHASSOCIATES.COM

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SALE INFORMATION

Sale Price:	\$1,100,000
County:	Lancaster
Municipality:	Columbia Borough
Building Area:	4,725 SF
Acres:	11,761 SF
Tax Account Number:	110-59541-0-0000

PROPERTY OVERVIEW

Amazing location on US Route 30 as you enter Lancaster County from York PA. Two combined parcels make up 0.30+/- acres which provide ample private parking and access. Current building is 4,725 SF and is utilized as an antique shop on the main level with two apartments above and a full basement (the size of which is not calculated into the square footage). This location was "Dietz's Bar" for many years. Solid masonry construction. Phenomenal Retail location with visibility from US 30 and immediately beside the Turkey Hill Experience. Agent must be present for tours by appointment. Antique Store is actively operating, please do not visit without appointment.

OFFERING SUMMARY

HVAC:	Forced Air, Natural Gas	Total Taxes:	\$8034.00 Annually
Sprinklers:	No	Lighting:	Various
Parking:	25 Spaces, Surface Lot	Signage:	Yes
Water:	Public	~56,000 AVD	~56,000 AVD
Sewer:	Public		
Zoning:	Highway Commercial		
Electric/Gas:	Electric / Natural Gas		

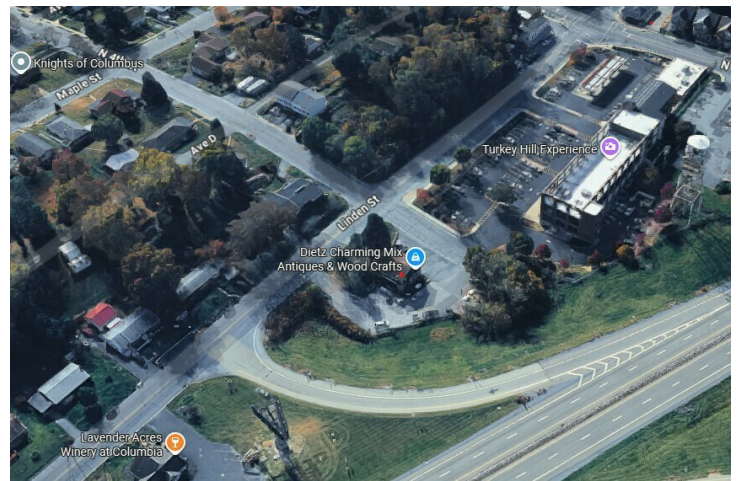
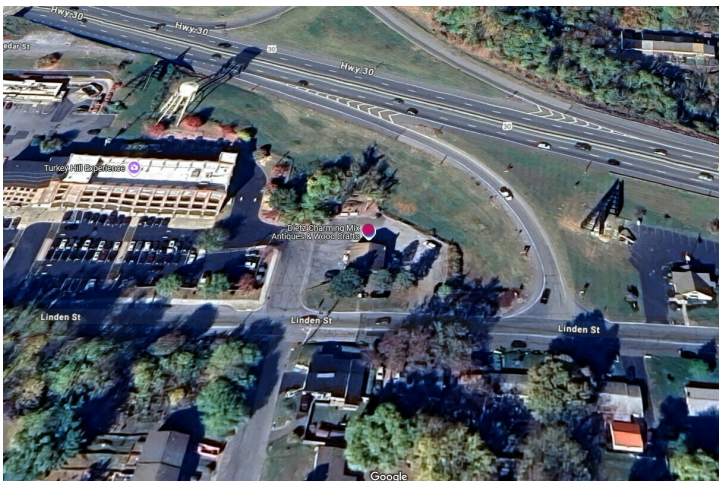


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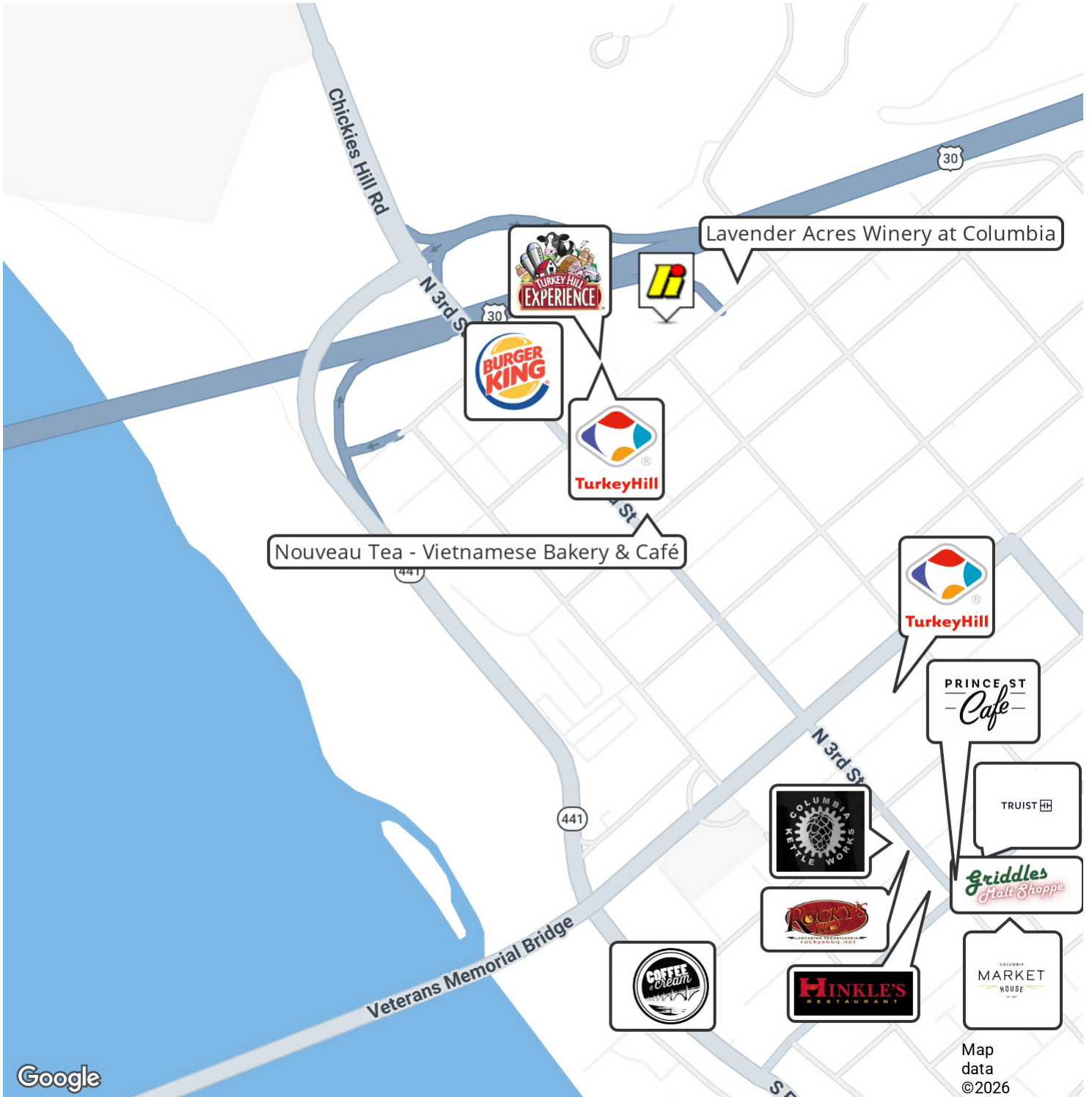
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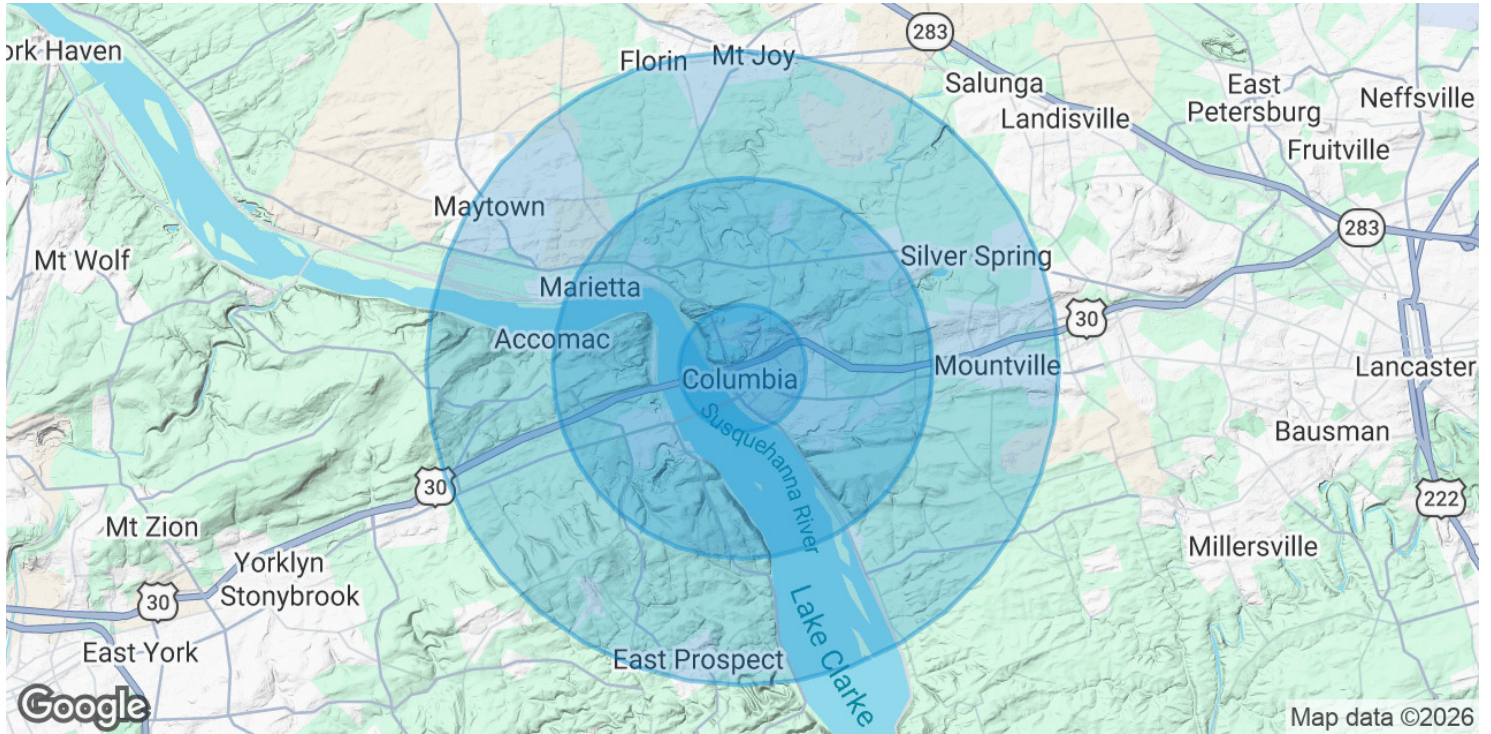
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POPULATION

1 MILE

3 MILES

5 MILES

Total Population	7,995	24,194	51,779
Average Age	44.2	43.2	42.5
Average Age (Male)	42.1	43.3	41.7
Average Age (Female)	46.4	43.6	43.3

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total Households	3,635	10,273	20,904
# of Persons per HH	2.2	2.4	2.5
Average HH Income	\$69,642	\$85,837	\$99,510
Average House Value	\$187,377	\$230,385	\$265,691

2023 American Community Survey (ACS)

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*Every Company dreams its dreams and sets its standards
These are ours . . .*

We are committed to two great tasks:

1. BUILDING TRUSTWORTHY RELATIONSHIPS.

- Valuing our customers and meeting their needs.
- Respecting the dignity of all co-workers and their families.
- Energizing our teamwork with participative management.
- Recognizing and rewarding the accomplishments of our co-workers.
- Strengthening our partnership with suppliers.
- Contributing to a world of beauty and prosperity and peace.

2. BEING INNOVATIVE LEADERS.

- Creating an environment for innovation since 1931.
- "Right the first time" - High quality products and services.
- Investing profits to secure our future.

WE GIVE GOOD MEASURE.

1853 WILLIAM PENN WAY
Lancaster, PA 17601
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