



SALE

100 W Main Street

100 W MAIN STREET

Terre Hill, PA 17581

PRESENTED BY:

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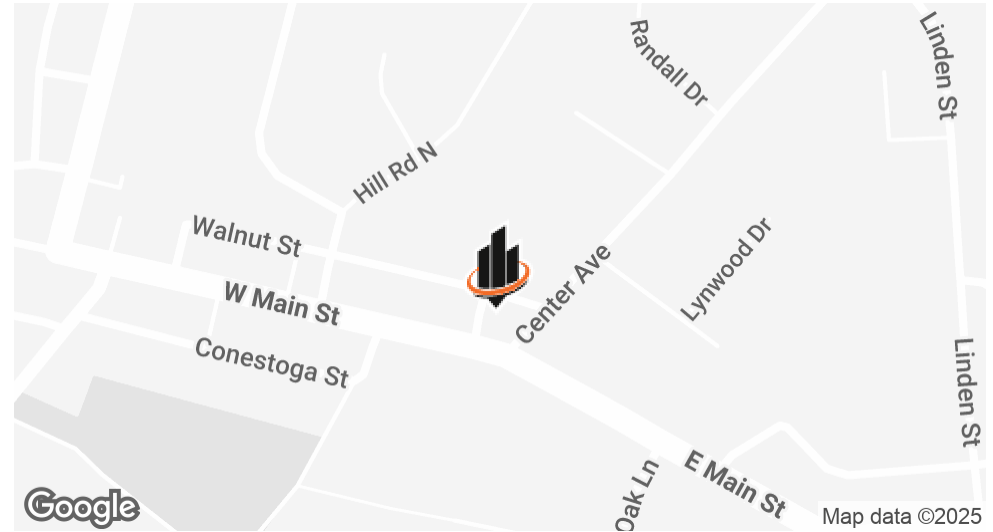
PA #RS372436

NIKKI FARRELL

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	Subject To Offer
LOT SIZE:	1 Acres
BUILDING SIZE:	3,009 SF
ZONING:	R-C & R-1
TOWNSHIP:	Terre Hill Borough
COUNTY:	Lancaster

PROPERTY DESCRIPTION

Located along Main Street in the quaint town of Terre Hill, PA, sits a prime investment/owner-user opportunity. With two different zoning districts and ample permitted uses. Great opportunity to open your business in the busy Lancaster market.

PROPERTY HIGHLIGHTS

- +/-3,009 SF commercial building
- Drive thru lanes
- Zoning allows permitted uses such as retail, professional offices & restaurants
- Over flow parking across Walnut Street
- W. Main Street Average Traffic Count: 5,087 VPD - both directions

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SVN | LATUS 2

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ADDITIONAL PHOTOS



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SVN | LATUS 3

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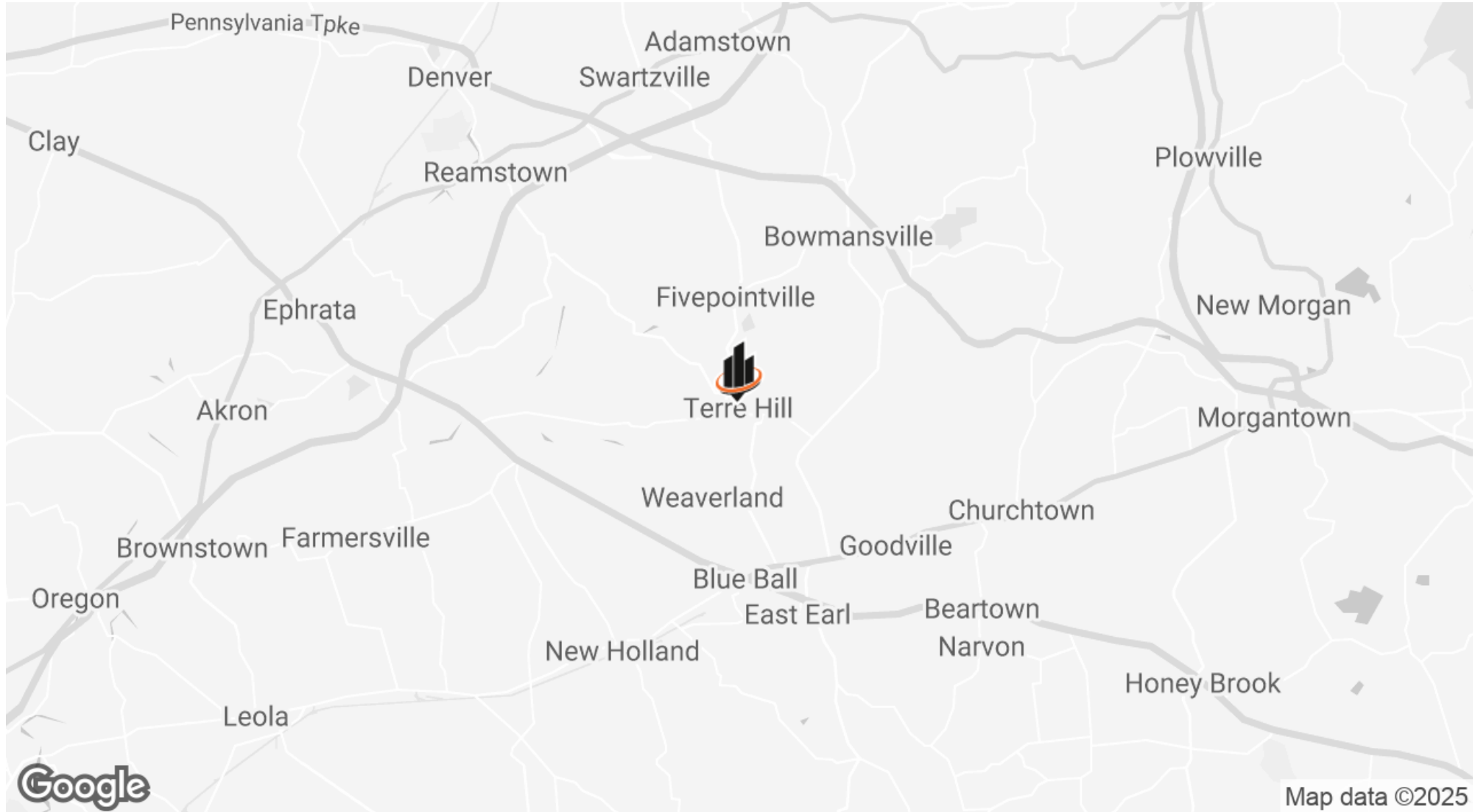
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LOCATION MAP



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AREA ANALYTICS

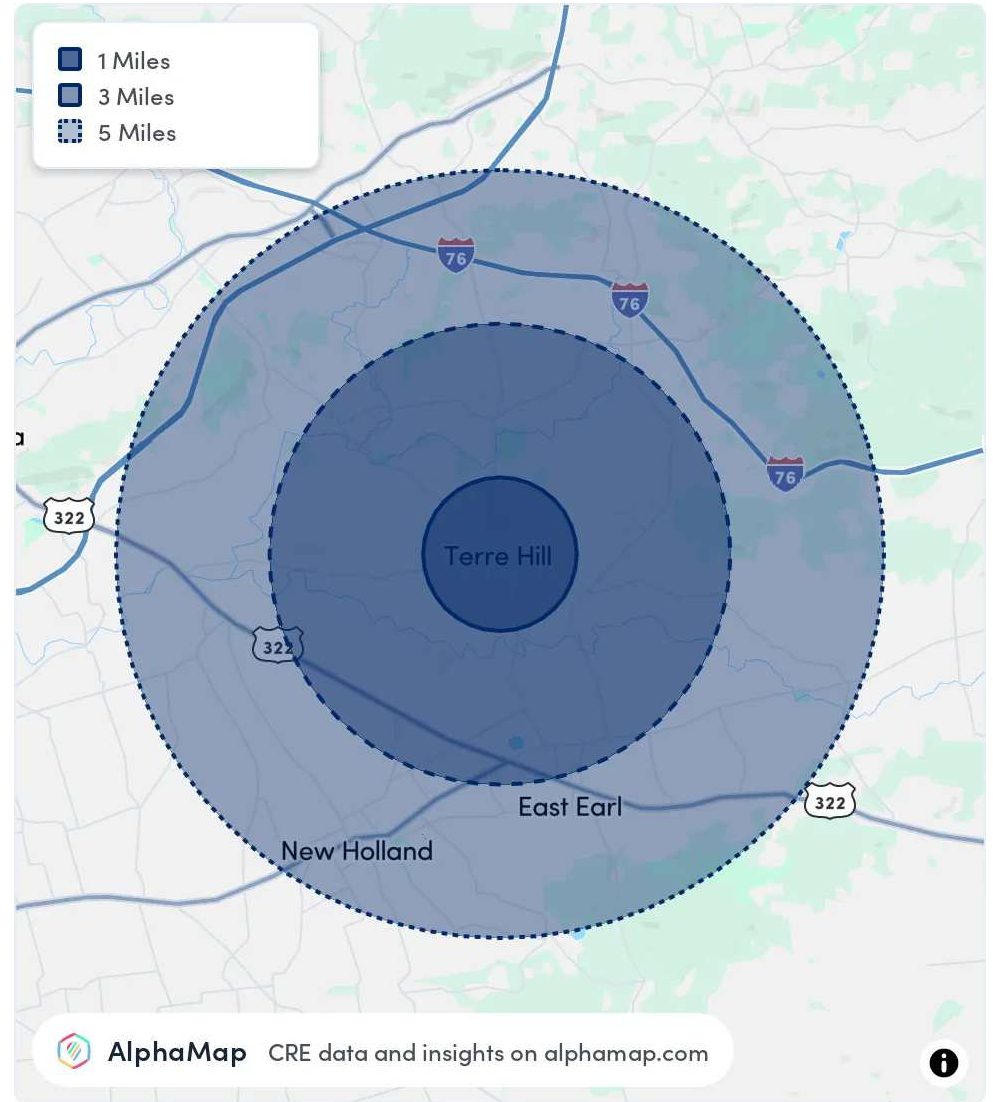
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,308	8,739	32,350
AVERAGE AGE	38	38	40
AVERAGE AGE (MALE)	37	37	39
AVERAGE AGE (FEMALE)	39	38	41

HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	798	2,855	11,303
PERSONS PER HH	2.9	3.1	2.9
AVERAGE HH INCOME	\$85,226	\$106,659	\$114,546
AVERAGE HOUSE VALUE	\$341,511	\$386,643	\$362,969
PER CAPITA INCOME	\$29,388	\$34,406	\$39,498

Map and demographics data derived from AlphaMap



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