

For Sale

Retail Property

\$1,200,000



298 Pauline Drive

298 Pauline Drive
York, Pennsylvania 17402

Property Highlights

- 12,000 SF commercial building for sale
- 2.52 acres
- Zoning provides for a variety of commercial uses
- Highly visible from I-83
- Located near major retailers
- 103 parking spaces

Property Description

12,000 SF commercial property on 2.52 acres of land for sale. Located off of I-83 with excellent visibility and nearby major retailers, including Panera Bread, GIANT Foods, Dunkin Donuts, IHOP, Noodles & Company and more.

OFFERING SUMMARY

Sale Price	\$1,200,000
Lot Size	2.52 Acres
Building Size	12,000 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	4,199	\$74,947
3 Miles	54,515	\$68,125
5 Miles	143,998	\$63,017

For more information

Nik Sgagias

O: 717 761 5070 x154
nsgagias@naicir.com

E. Peter Higgins

O: 717 761 5070 x142
phiggins@naicir.com



Information concerning this offering comes from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice. All sizes approximate.
NAI CIR, 1015 Mumma Road, Lemoyne, PA 17043
PA License #RB02432DA

1015 Mumma Road
Lemoyne, PA 17043
717 761 5070 tel
naicir.com

Property Details

PROPERTY ADDRESS:	298 Pauline Drive York, PA 17402
PROPERTY TYPE:	Retail
APN:	5400-11-0024-G0-00000
LOT SIZE:	2.52 Acres
BUILDING SIZE:	12,000 SF
ZONING:	Commercial Shopping District
YEAR BUILT:	1971
WALLS:	Block
ROOF:	Rubber
FLOOR COVERINGS:	Concrete
UTILITIES:	Water & Sewer: Public; Natural Gas Available
HVAC:	Gas Heat/AC



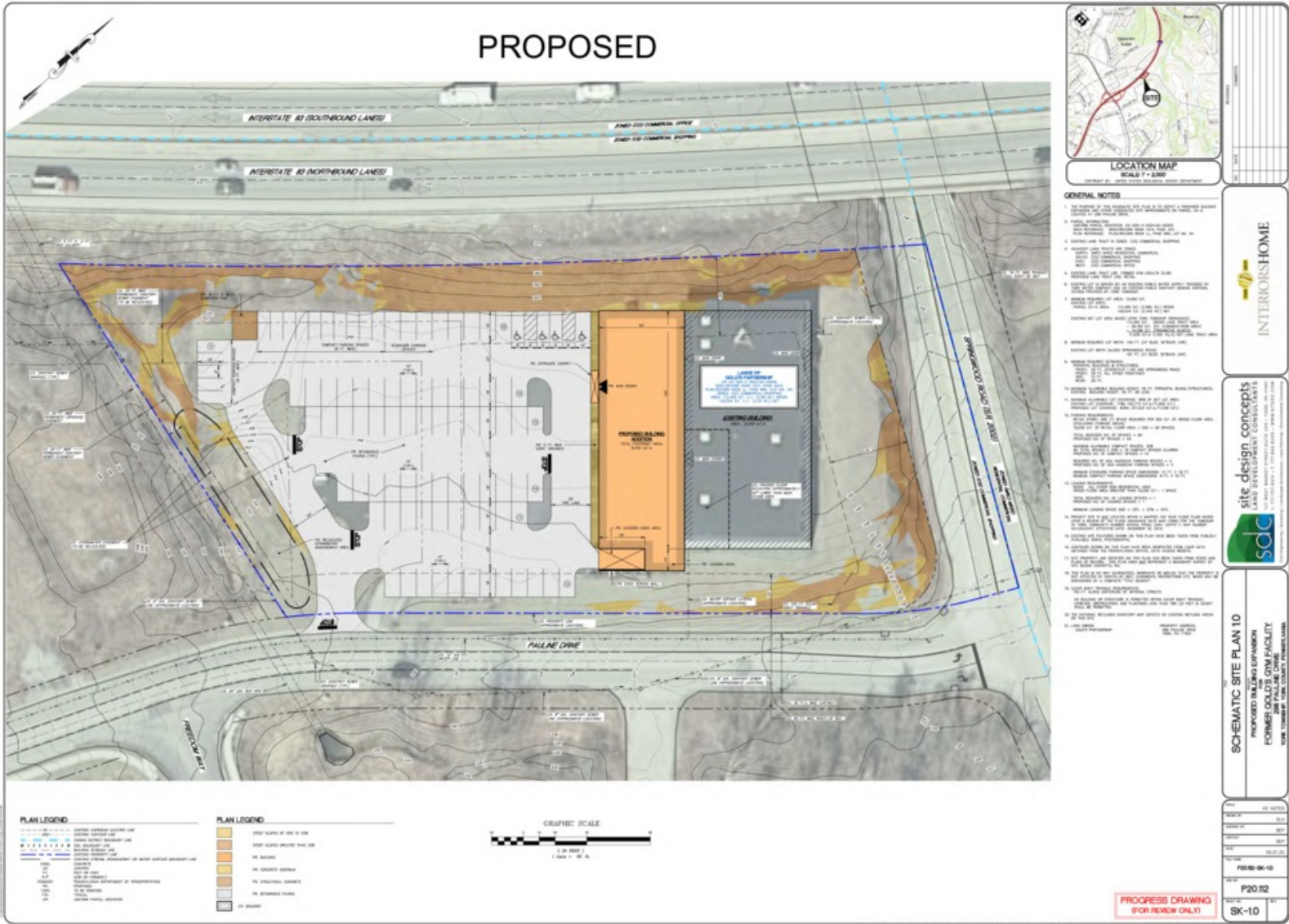
Nik Sgagias
O: 717.761.5070 x154
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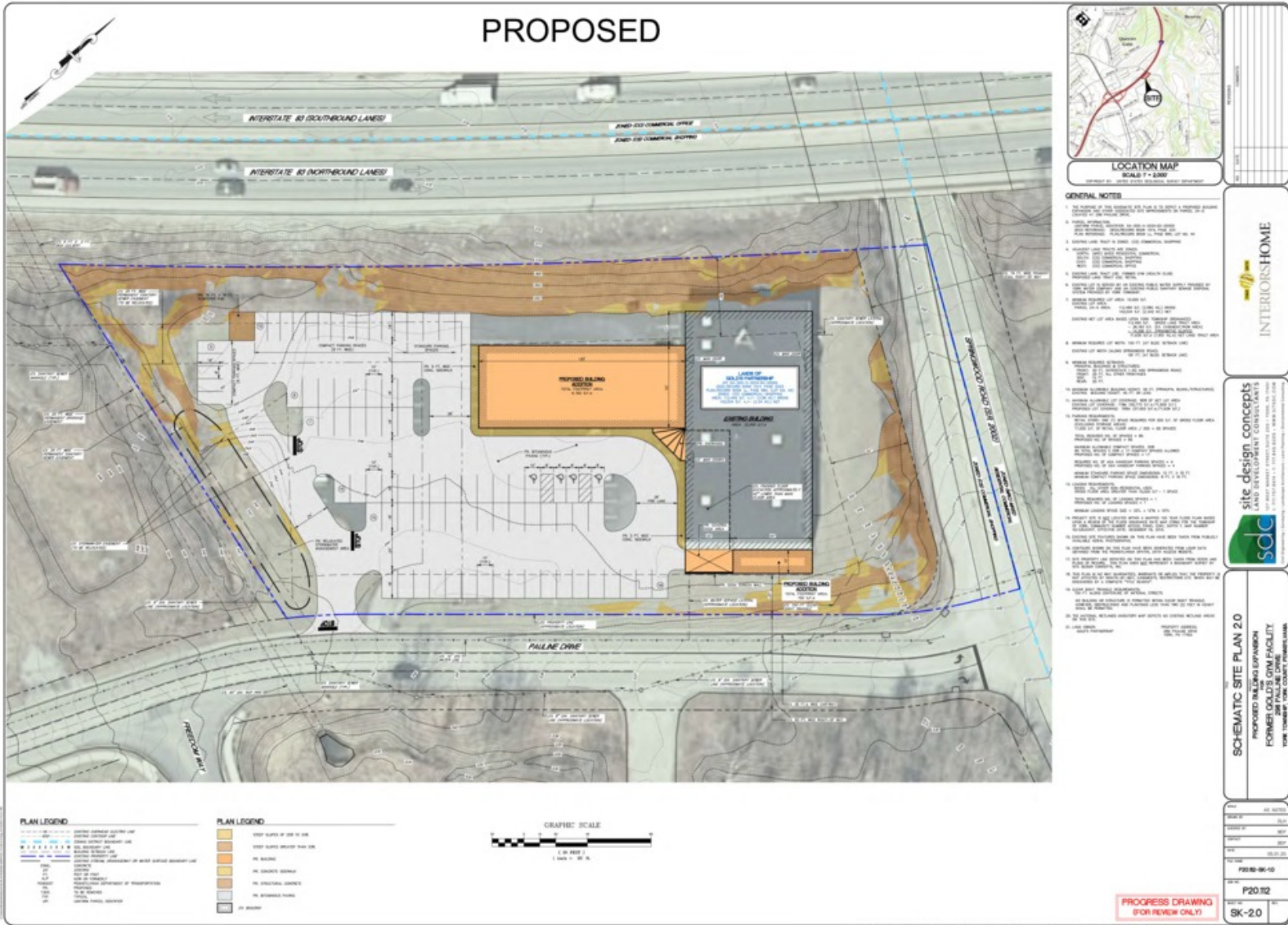
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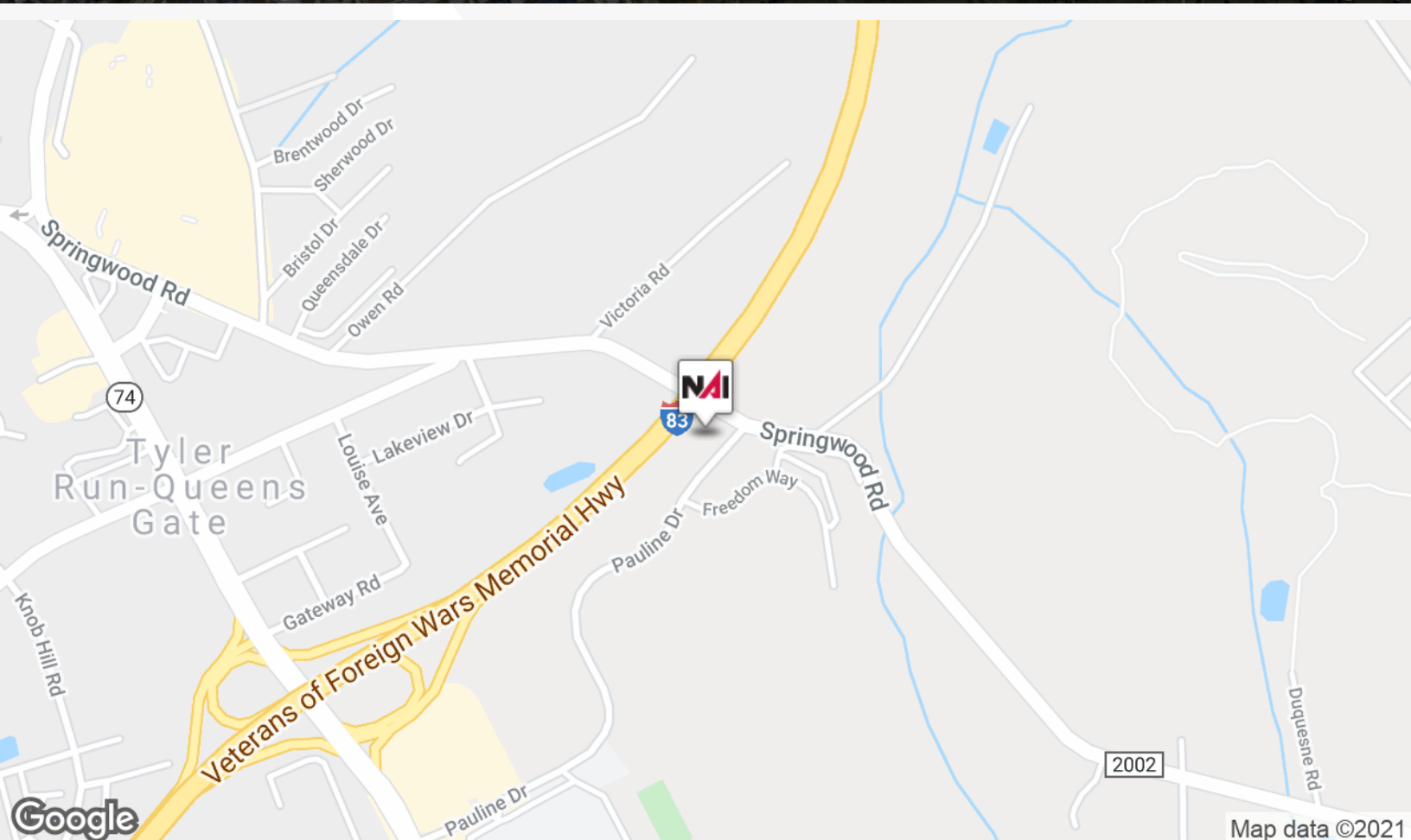
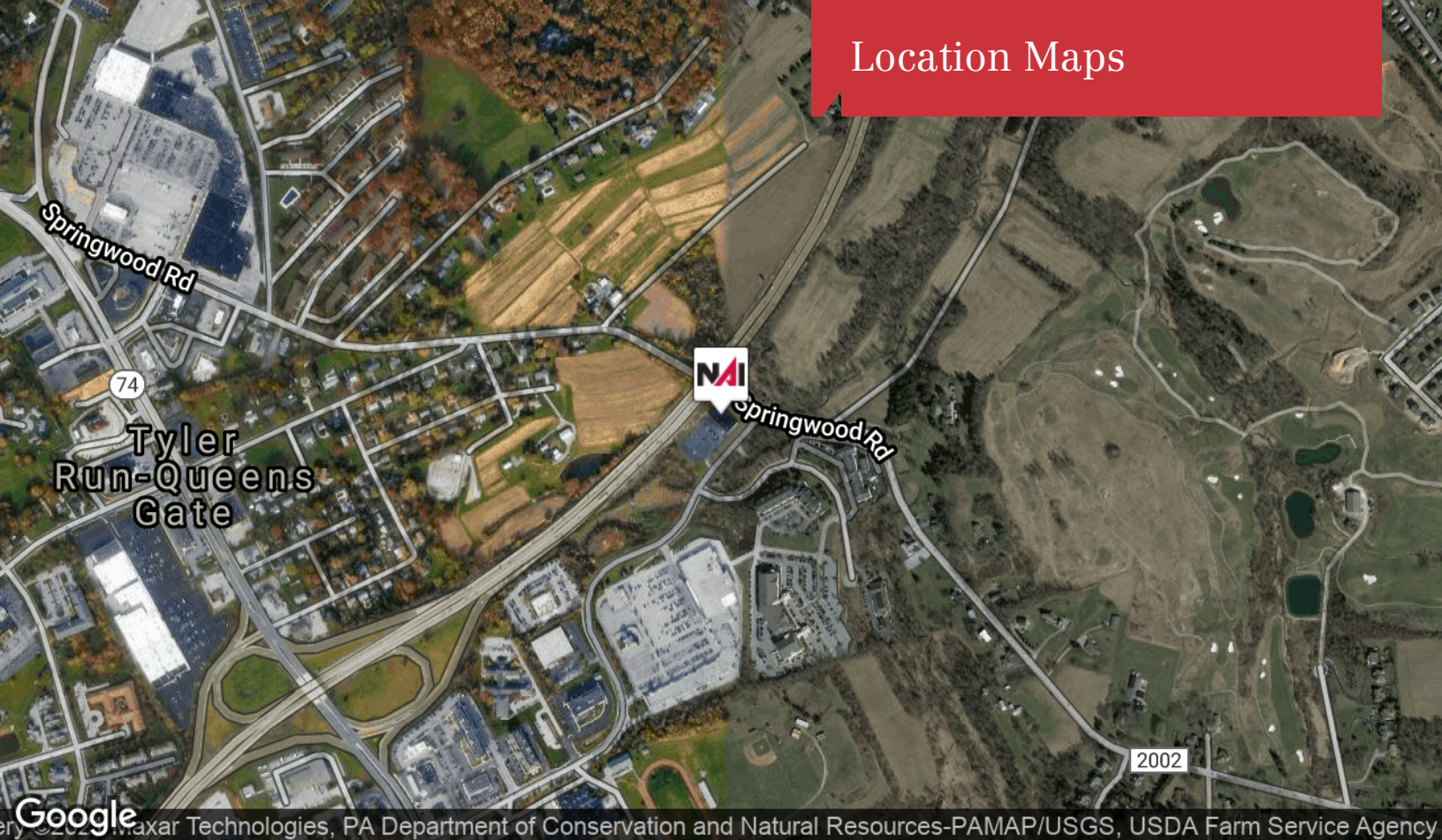
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NAICIR, 1015 Mumma Road, Lemoyne, PA 17043
PA License #RB02432DA







Location Maps



NAICIR

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O: 717.761.5070 x154
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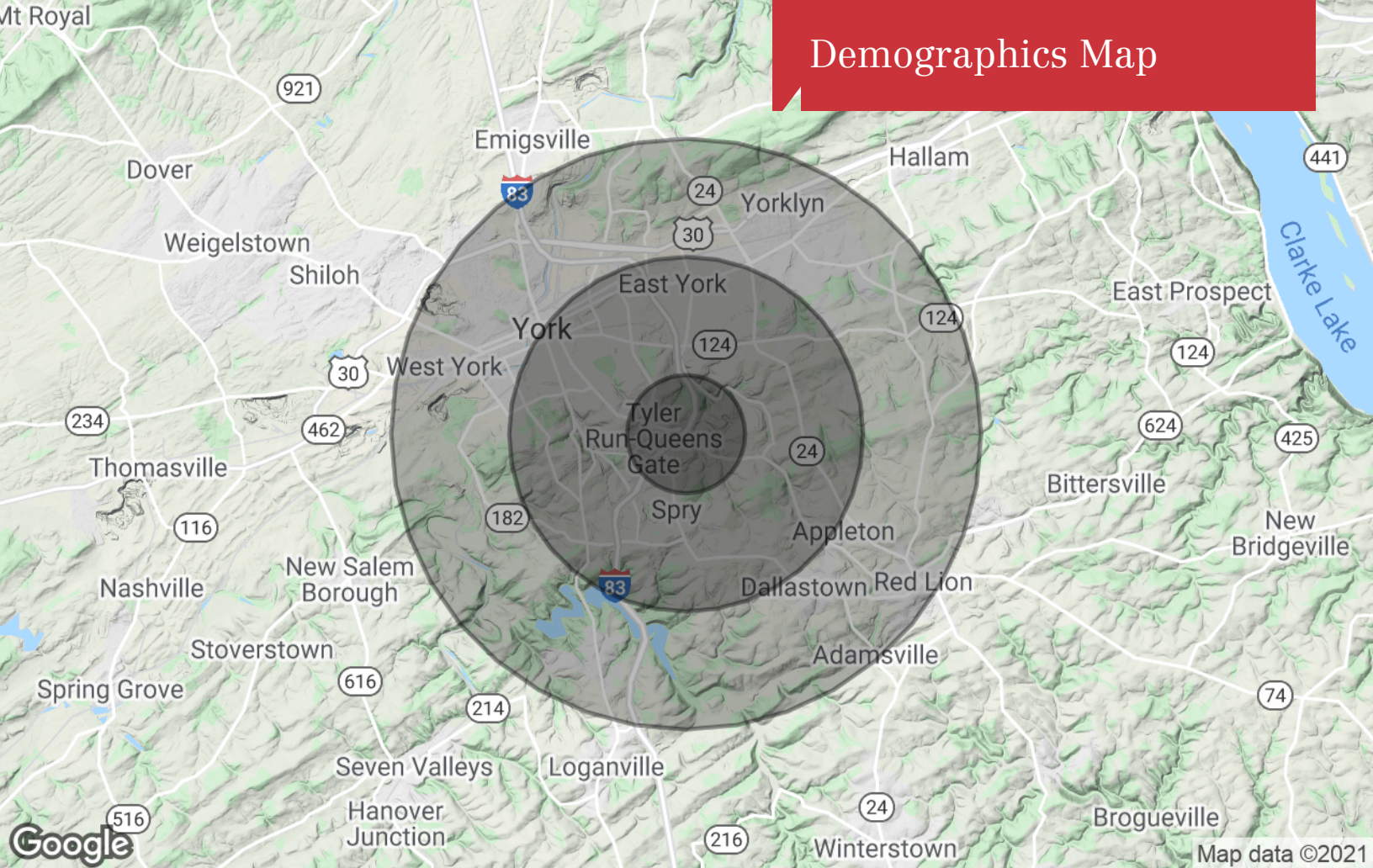
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Map data ©2021

Demographics Map



Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	4,199	54,515	143,998
MEDIAN AGE	40.9	39.4	36.9
MEDIAN AGE (MALE)	40.1	37.9	35.8
MEDIAN AGE (FEMALE)	42.2	40.8	38.2

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	1,744	21,999	55,772
# OF PERSONS PER HH	2.4	2.5	2.6
AVERAGE HH INCOME	\$74,947	\$68,125	\$63,017
AVERAGE HOUSE VALUE	\$250,009	\$197,655	\$194,361

* Demographic data derived from 2010 US Census



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