

Highly Visible Retail/Office Space



30 West Eleventh Avenue | York, PA 17404
Manchester Township | York County

Zoning: Commercial
Available SF: 1,380

Lease Price: \$12.00/SF NNN



Strip Center, Retail/Office Space

Well located community service center just south of Route 30 at George Street and the Susquehanna Trail. Excellent end cap space available with signage and visibility from Route 30 and I-83.



POPULATION
48,735 (2 MILE)



HOUSEHOLD INCOME
\$46,548 (2 MILE)

PROPERTY DETAILS

BUILDING INFORMATION

Building Construction:	Brick, Masonry
Number of Stories:	1
Year Built:	1977
Roof Construction:	Built-Up
Heat Type & Fuel:	Forced Hot Air
Air Conditioning:	Central
Floor Construction:	Concrete
Ceiling Height:	9'
Lighting:	Fluorescent
Out Storage:	None
Road Frontage:	148' West Eleventh Avenue
Daily Traffic Count:	13,173 ADT
Parking:	25 On-Site

LAND INFORMATION

Acreage:	0.66
Environmental:	No Known Concerns

GENERAL INFORMATION

Parcel ID:	67-36-000-08-0151-C0-0000
Operating Expense (OE):	\$3.* (/SF)
Availability:	Unit A: Immediately Unit C: 60 Days Notice
Assessment Year:	2017
School Tax:	\$ 4,193.62
County Tax:	\$ 1,285.57
Municipal Tax:	\$ 221.65

UTILITY INFORMATION

Refuse:	Private
Sewer:	Public
Water:	Public Water
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EXPENSE RESPONSIBILITY

Electric	Tenant	Fire Ins	Tenant-OE
HVAC Maint	Tenant	Janitorial	Tenant
Lawn	Tenant-OE	Liability Ins	Tenant
Parking	Tenant-OE	RE Taxes	Tenant-OE
Refuse	Tenant-OE	Repairs Ext	Tenant-OE
Repairs Int	Tenant	Sewer	Tenant-OE
Snow Removal	Tenant-OE	Water	Tenant-OE

CONTACT: Greg A. Finkelstein, CPA, CCIM | GFinkelstein@rockrealestate.net | Licensed: PA, MD

221 West Philadelphia Street | Suite 19 | York, PA 17401 | 717.854.5357 | 717.854.5367 fax | www.rockrealestate.net

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AVAILABLE SPACES



Suite: Unit C, endcap
Floor: 1st Floor
Asking Rent: \$1,380.00/month
Lease Type: NNN = \$418.60/month

Space SF: 1,380
 Min-Max Contig SF: 2,783
 Ceiling Height: 9'
 Sprinklers: None



Suite: Unit A, inline
Floor: 1st Floor
Asking Rent: \$403.00/month
Lease Type: NNN = \$125.00/month

Space SF: 1,403
 Min-Max Contig SF: 2,783
 Ceiling Height: 9'
 Sprinklers: None

LEASED



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Highly Visible Retail/Office Space



40 West Eleventh Avenue | York, PA 17404
Manchester Township | York County

Zoning: Commercial
Available SF: 1,040



Lease Price: \$11.00/SF

Strip Center, Neighborhood Center

Well located community service center just south of Route 30 at George Street and the Susquehanna Trail. Excellent visibility with head-in parking and signage.

 **POPULATION**
48,735 (2 MILE)

 **HOUSEHOLD INCOME**
\$46,548 (2 MILE)

PROPERTY DETAILS

BUILDING INFORMATION

Building Construction: Brick, Masonry
Number of Stories: 1
Year Built: 1977
Roof Construction: Asphalt/Flt Shingles
Heat Type & Fuel: Forced Air Gas
Air Conditioning: Central
Floor Construction: Concrete
Ceiling Height: 9'
Sprinkler System: None
Lighting: Fluorescent
Road Frontage/Access: 148' West Eleventh Avenue
Daily Traffic Count: 21,338 ADT
Parking: 25 On-Site

GENERAL INFORMATION

Parcel ID: 67-36-000-08-0151-00-0000
Current Use: Retail/Office
Availability: *8 Months
Assessment Year: 2017
School Tax: \$11,552.39
County Tax: \$2,865.91
Municipal Tax: \$634.05

UTILITY INFORMATION

Refuse: Public
Sewer: Public
Water: Public Water
Electricity: Met Ed

LAND INFORMATION

Acreage: 0.77

EXPENSE RESPONSIBILITY

Electric	Tenant-Metered	Fire Ins	Tenant-OE
HVAC Maint	Tenant	Janitorial	Tenant
Lawn	Tenant-OE	Liability Ins	Tenant
Parking	Tenant-OE	RE Taxes	Tenant-OE
Refuse	Tenant-OE	Repairs Ext	Tenant-OE
Repairs Int	Tenant	Sewer	Tenant-OE
Snow Removal	Tenant-OE	Water	Tenant-OE

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AVAILABLE SPACES



Suite: Unit C
Floor: 1st Floor
Asking Rent: \$666/month
Lease Type: NNN = \$07.30/month

Space SF: 676
 Ceiling Height: 9'
 Sprinklers: None

LEASED

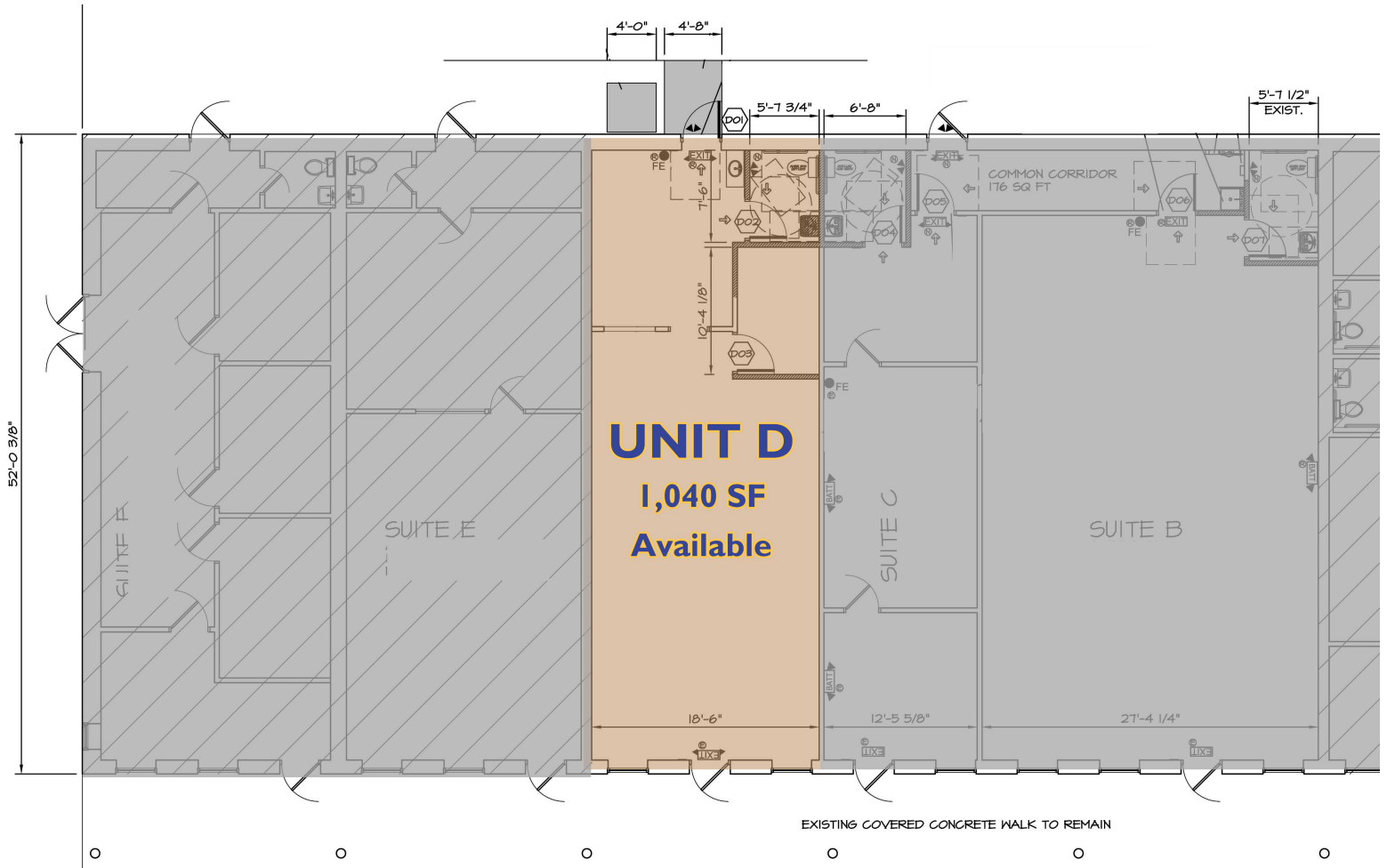
NOTES: Well located community service center just south of Route 30 at George Street and the Susquehanna Trail.



Suite: Unit D
Floor: 1st Floor
Asking Rent: \$953.33/month
Lease Type: NNN = \$318.93/month

Space SF: 1,040
 Ceiling Height: 9'
 Sprinklers: None

NOTES: Well located community service center just south of Route 30 at George Street and the Susquehanna Trail.



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