

FOR SALE

Investment sale of this mixed use center, Fosters Corner, located in the historic Hereford/Monkton area.



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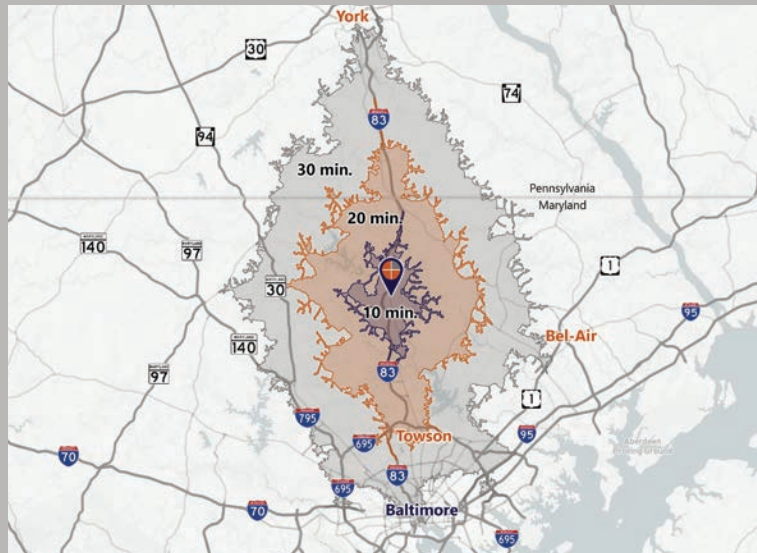
For More Information Call: 717.850.TRUE (8783) | 1018 N. Christian St. Lancaster, PA 17602 | www.TRUECommercial.com

INVESTMENT SALE: FOSTERS CORNER

DEMOGRAPHICS

Variable	Fosters Corner 16921-16925 York Rd. Monkton, MD			
	Travel Distance from Site	10 minutes	20 minutes	30 minutes
Total Population		7,761	121,424	764,540
Population Density (Pop per Sq. Mile)		227.9	477.7	1,048.5
Total Daytime Population		9,671	148,015	811,199
Total Households		2,904	49,169	312,910
Per Capita Income		\$71,005	\$64,067	\$49,412
Average Household Income		\$183,111	\$158,084	\$120,302
Average Disposable Income		\$117,115	\$103,513	\$82,331
Aggregate Disposable Income		\$340,101,780	\$5,089,651,288	\$25,760,185,014
Total (SIC01-99) Businesses		417	7,592	34,929
Total (SIC01-99) Employees		6,227	96,004	421,399
Total (SIC01-99) Sales		\$906,637,116	\$14,275,124,364	\$53,056,113,602
Annual Budget Expenditures		\$443,985,429	\$6,573,986,056	\$32,228,742,295
Retail Goods		\$139,077,127	\$2,038,188,090	\$9,922,125,057

Travel Distance from Site



PROPERTY & MARKET OVERVIEW

Offering for sale: Fosters Corner, a mixed-use center that consists of 3 separate buildings on 1 parcel in Hereford/Monkton, MD. Buildings 1 and 2 are in the front of the property with the parking lot entrance in between them. Building 3 is a multi-tenant, multi-level building in the middle of the property with lots of parking all around.

This property has tremendous upside for a potential investor or can be sold to an owner/occupant. It has been well maintained by the current owner and is located along the highly traveled York Road/MD Route 45. Property is less than a mile from Interstate-83.

Signed NDA required for financial information.

PROPERTY DETAILS

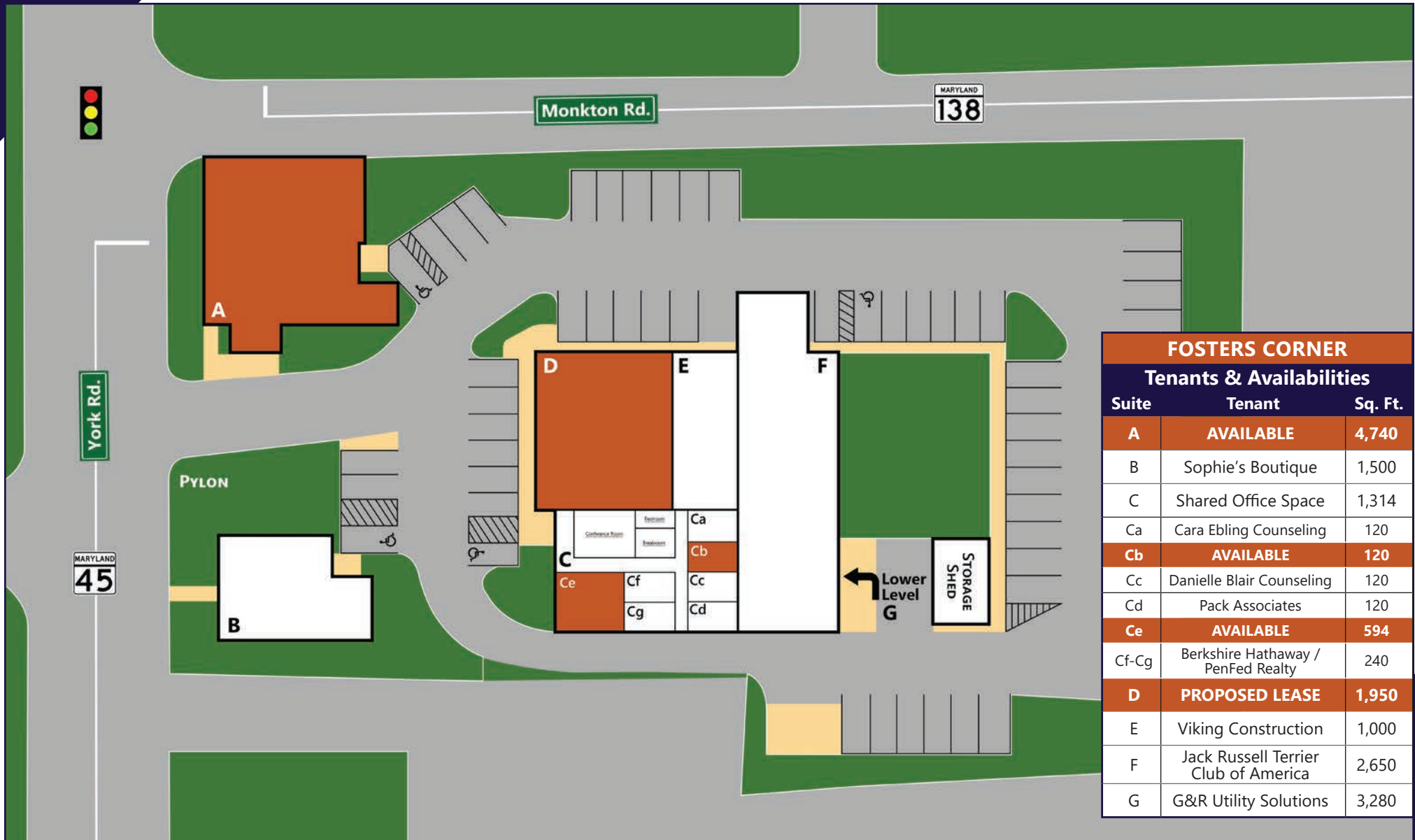
- Total Building Size (3): 15,874 +/- SF
- Sale Price: \$2,500,000
- Zoning: BM - CR
- Land/Lot Size: 2.1 acres
- Date Available: Upon Settlement
- Parking: Parking Lot, Paved, 60+ spaces
- Year Built/Renovated: 1977/2004
- Annual Taxes (Est.): \$13,527
- Topography: Flat
- Roof Type: Shingle, Metal & Rubber
- Construction: Masonry
- Drive-In Doors: 1
- Water: Well
- Sewer: On-Site Septic

TRAFFIC COUNTS

- York Rd./MD Route 45: 6,512 VPD
- Monkton Rd./MD Route 135: 4,405 VPD

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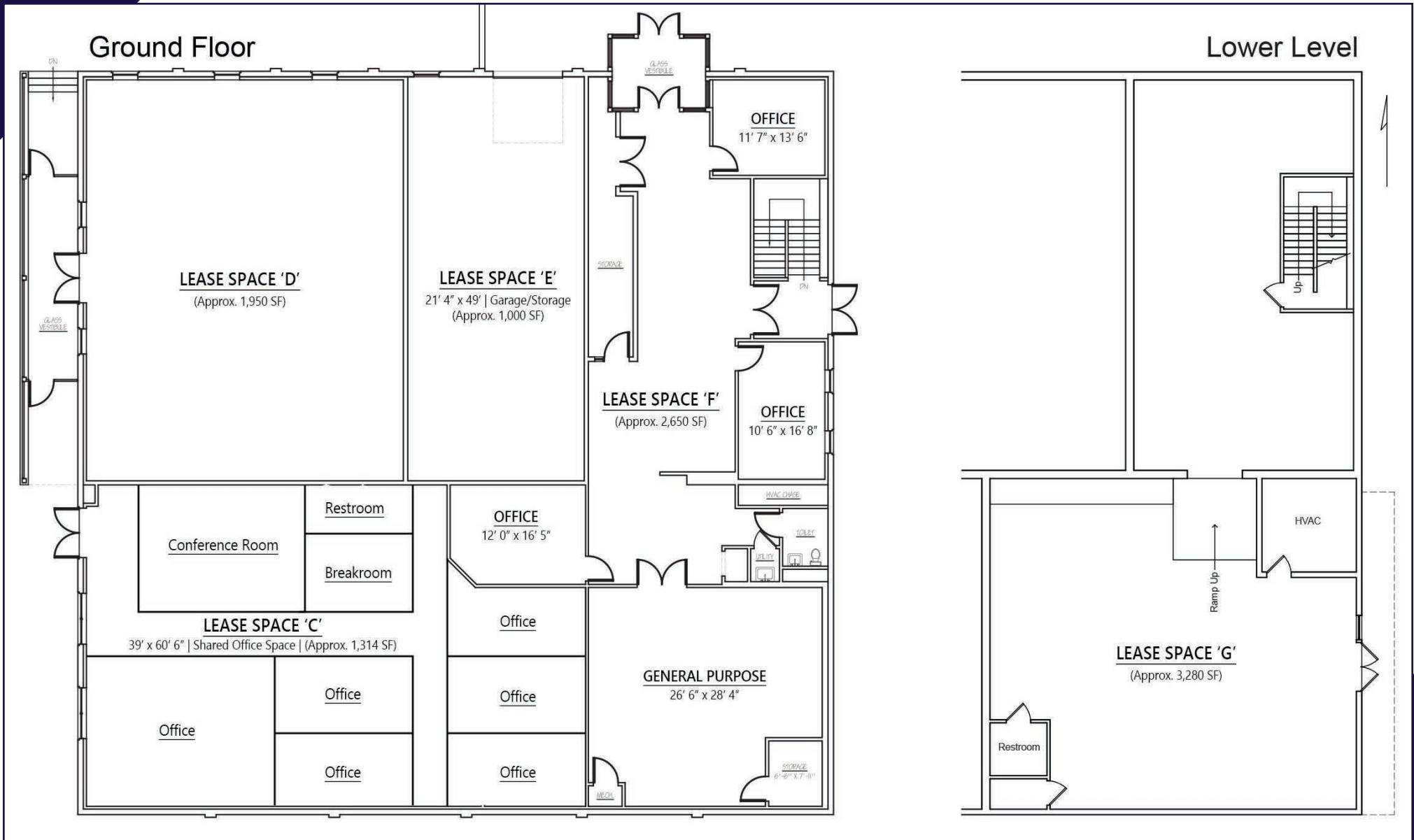
FOSTERS CORNER | SITE PLAN



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FOSTERS CORNER | FLOOR PLAN



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REGIONAL AREA MAP



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AERIAL DRONE PHOTOS & BUILDING PHOTOS



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