

FOR LEASE

600 SF professional office suite
available on the first
floor of the Prospect
Road Professional
Center.



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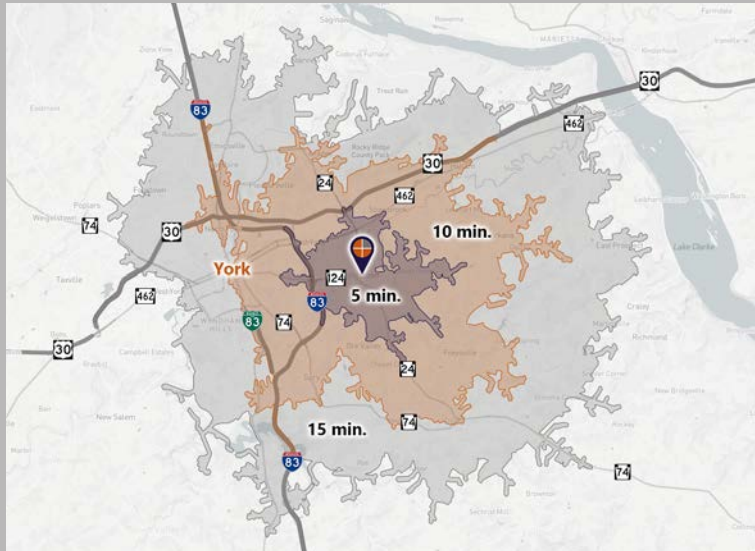
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PROSPECT ROAD PROFESSIONAL CENTER

DEMOGRAPHICS

Variable	875 Clare Lane York, PA		
Travel Distance from Site	5 minutes	10 minutes	15 minutes
Total Population	19,328	95,700	186,538
Population Density (Per Sq. Mile)	2,146.2	1,903.6	1,407.7
Total Daytime Population	18,932	106,433	205,030
Total Households	8,144	37,934	73,013
Per Capita Income	\$41,929	\$36,767	\$36,413
Average Household Income	\$101,054	\$91,979	\$92,648
Average Disposable Income	\$77,484	\$71,151	\$71,411
Aggregate Disposable Income	\$631,025,359	\$2,699,029,275	\$5,213,963,159
Total (SIC01-99) Businesses	621	3,772	6,845
Total (SIC01-99) Employees	8,340	57,681	105,211
Total (SIC01-99) Sales	\$910,289,138	\$8,157,845,825	\$15,735,982,270
Annual Budget Expenditures	\$710,845,815	\$3,015,901,225	\$5,856,030,578
Retail Goods	\$221,893,834	\$941,590,099	\$1,835,610,238

Travel Distance from Site



PROPERTY & MARKET OVERVIEW

877 Clare Lane is a professional office suite located within the Prospect Road Professional Center. The suite offers 600 SF of office space on the first floor/lower level. The Prospect Road Professional Center offers shared, on-site parking and a convenient location in East York. This location is well-positioned along E. Prospect Rd./PA Route 124, and only minutes to the Interstate-83/Mt. Rose Ave Interchange as well as US Route 30.

The available suite offers open area, 2 private offices, a utility room, and a bathroom. Prospect Road Professional Center is a mix of both professional and medical users, along with residential apartments.

PROPERTY DETAILS

- Available Space: 600 SF
- Lease Rate:\$620.00/month/NNN
- Lease Terms: 2-3 years
- NNN Costs:\$175/month
- Zoning: General Commercial (C-1)
- Land/Lot Size: 1 acre
- Date Available: Immediately
- Parking: On-site, Shared Lot
- Year Built: 1969
- Roof Type: Shingle
- Roof Age: 10 years
- Construction: Masonry
- Ceiling Height: 8 ft.
- Heating: Gas
- Cooling: Central Air
- Electric: Met Ed
- Water: Public
- Sewer: Public

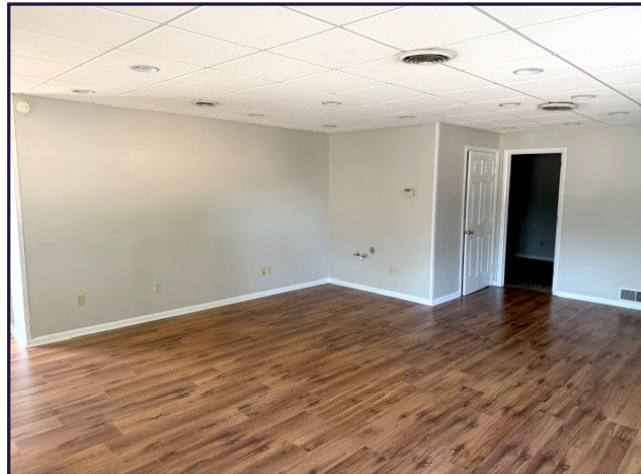
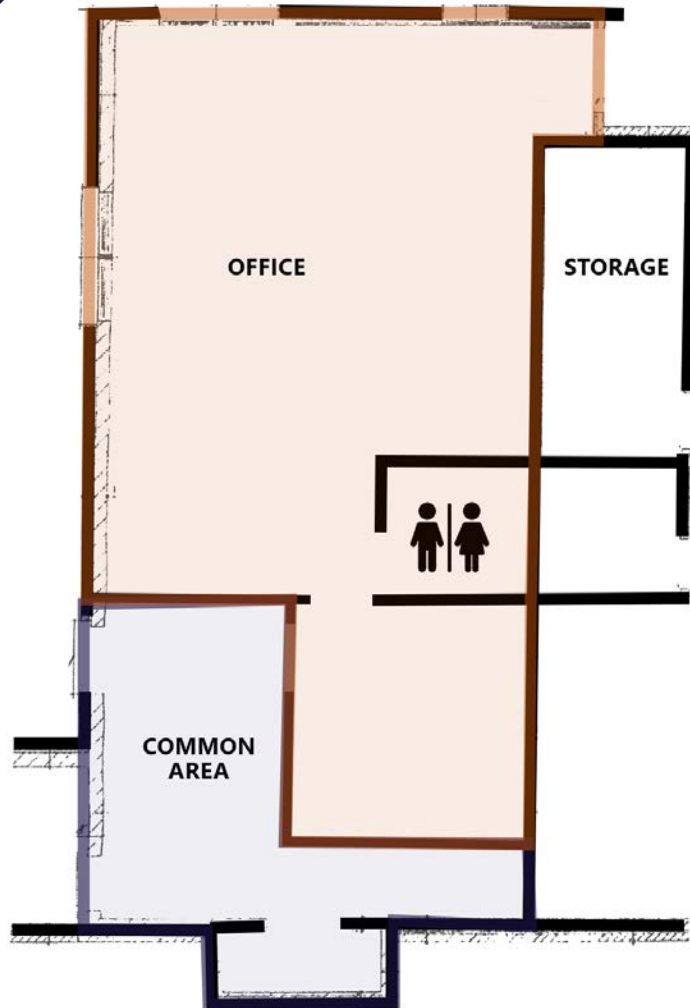
TRAFFIC COUNTS

- Edgewood Rd./Route 24: 21,368 VPD
- E. Prospect Rd./Route 124: 7,308 VPD

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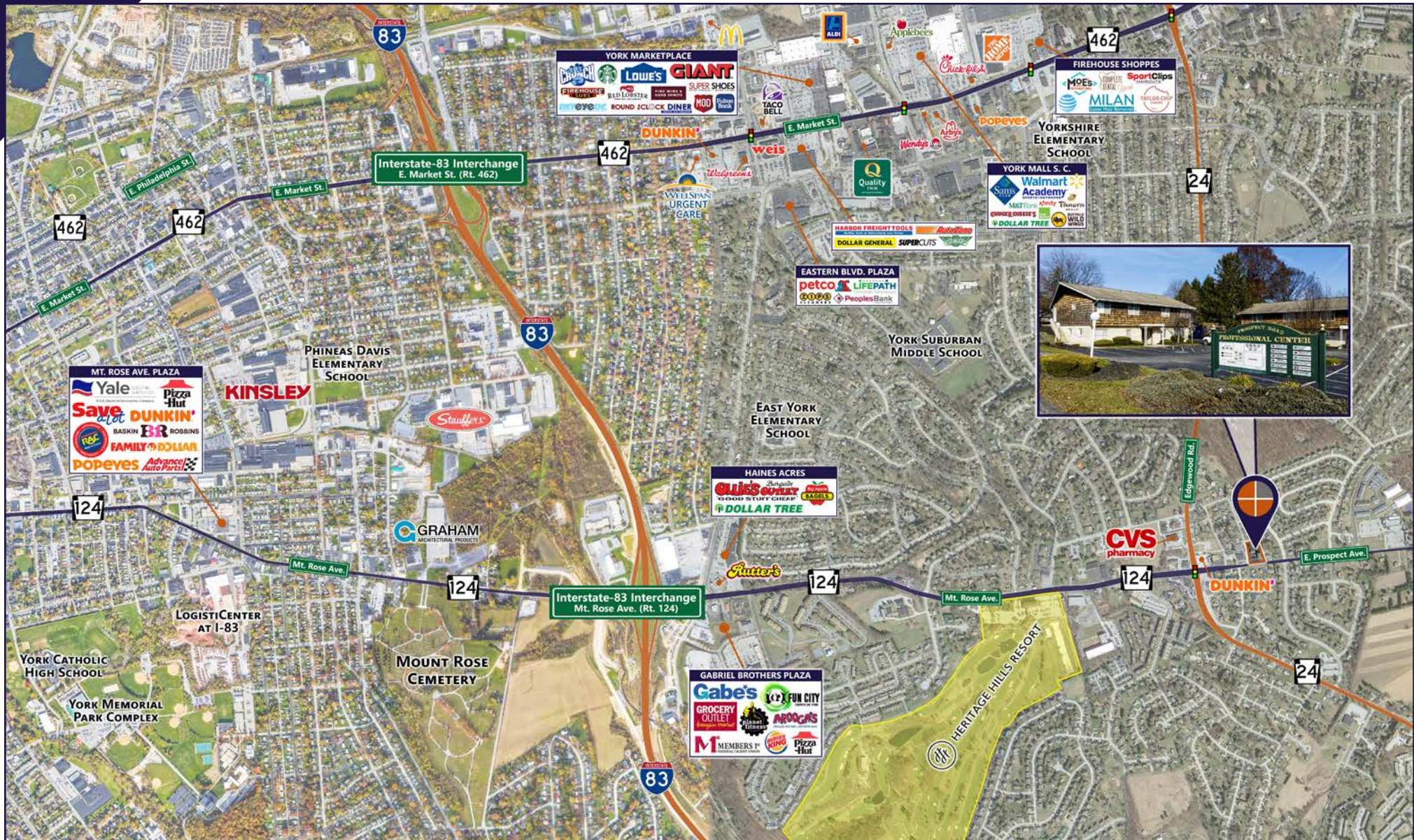
FLOOR PLAN | 877 CLARE LANE



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ESTABLISHED REGIONAL AREA MAP



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AERIAL DRONE PHOTOS & BUILDING PHOTOS



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AERIAL DRONE PHOTO



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