



MIXED USE FLEX/RES INCOME OPPORTUNITY

935 Chestnut St Gap, PA 17527

BEILER-CAMPBELL COMMERCIAL

610.444.7770

info@beilercampbellcommercial.com



**BEILER-CAMPBELL
COMMERCIAL DIVISION**

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PROPERTY DESCRIPTION

Mixed Use Flex/Residential Income Opportunity in Lancaster County

PROPERTY HIGHLIGHTS

- Income-Producing 3,360 sf Residence
- 9000 sf Flex Space with Offices/Showroom
- Visibility from PA-41
- On-Site Parking
- Signage Opportunity

OFFERING SUMMARY

Sale Price:	\$890,000
Number of Units:	2
Lot Size:	0.96 Acres
Building Size:	9,000 SF

DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
Total Households	6,581	35,602	101,433
Total Population	21,407	105,828	292,091
Average HH Income	\$111,909	\$109,741	\$118,773

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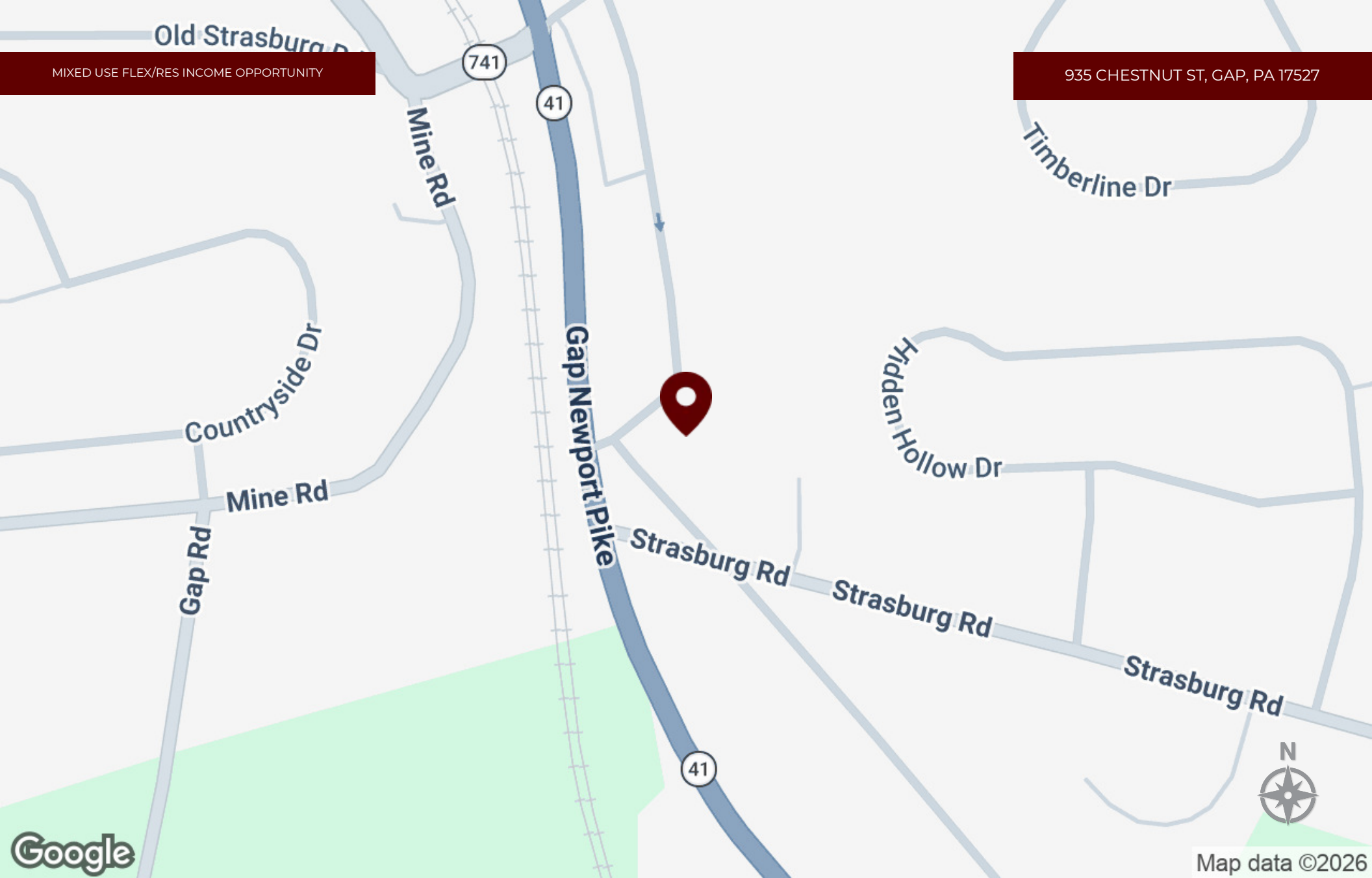


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POPULATION **5 MILES** **10 MILES** **15 MILES**

Total Population	21,407	105,828	292,091
Average Age	31.5	36.6	39.3
Average Age (Male)	32.5	35.6	38.0
Average Age (Female)	32.6	38.3	40.2

HOUSEHOLDS & INCOME **5 MILES** **10 MILES** **15 MILES**

Total Households	6,581	35,602	101,433
# of Persons per HH	3.3	3.0	2.9
Average HH Income	\$111,909	\$109,741	\$118,773
Average House Value	\$388,140	\$342,214	\$349,283

TRAFFIC COUNTS **5 MILES** **10 MILES** **15 MILES**

Newport Rd	/day		
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