

LMS

Commercial Real Estate

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York County

Free-Standing

10 SOUTH MAIN STREET

Total GLA: 10,403 SF on 0.4 Acres

Spring Grove, PA 17362

Spring Grove Borough

10 South Main Street & Constitution Ave.



2011 DEMOGRAPHICS:

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	2,451	9,640	24,029
Avg. HH Income	\$62,299	\$71,702	\$69,307
Daytime Population	1,479	2,746	5,696

Traffic Count Route 116: 15,000 vehicles per day



Susquehanna Bank

This building is located in downtown Spring Grove, PA, on Main Street (Route 116) and consists of 2 parcels totaling 0.40 acres.

Spring Grove is the home of The Glatfelter Paper Company.

This site has on-site parking spaces, located behind this 3-story, 10,828 square foot office building.

There is access to the parking lot at the rear of the building via North Elm Avenue.

Zoned: Village

*See reverse side for **aerial**



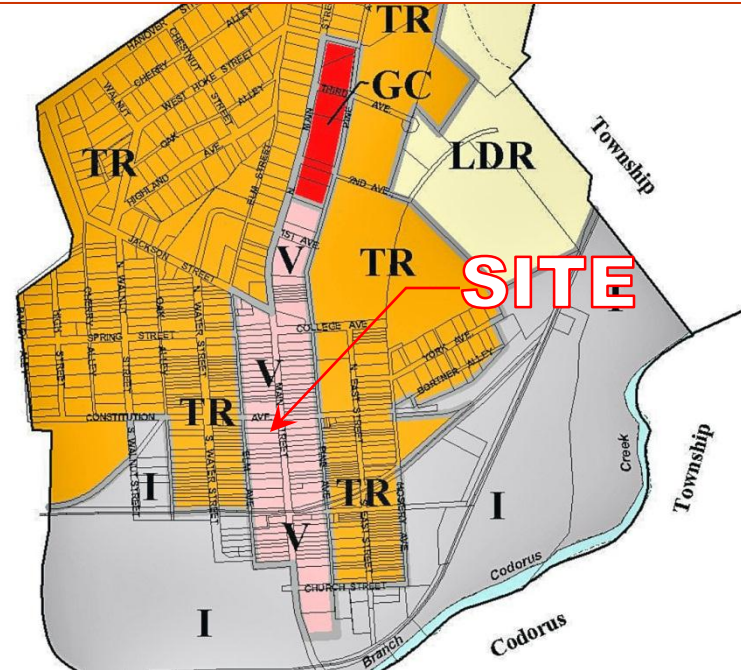


Village District. To promote pedestrian-oriented commercial activities; to promote an appropriate mix of retail, service, office, public, institutional and residential uses; to avoid heavy motor vehicle-related commercial uses that are most likely to conflict with nearby homes and the pedestrian-orientation, and which are most likely to cause demolition of historic buildings; and to primarily provide for smaller-scale uses that utilize existing historic buildings, as opposed to uses that would involve substantial demolition.

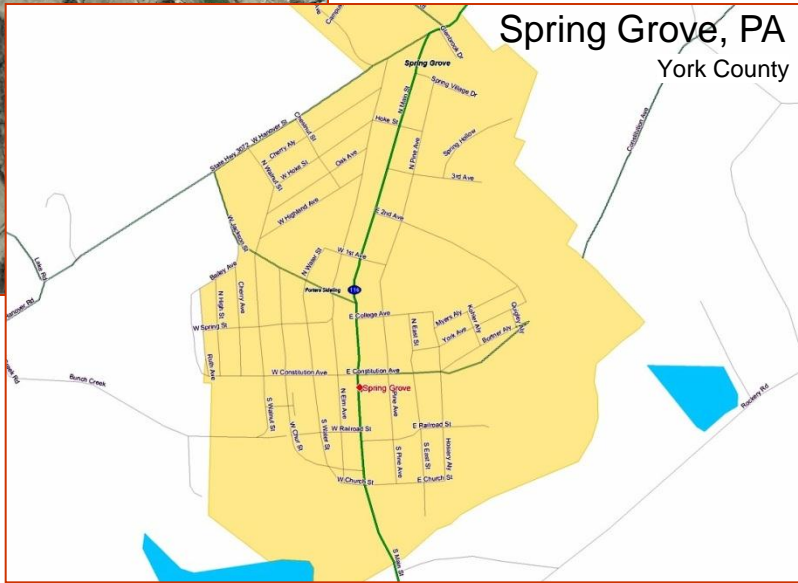


SITE

“Formerly Susquehanna Bank”
 10-16 South Main Street (+/-) 0.40 acres
 For Sale: ~~\$620,000.00~~ \$385,000



Spring Grove Boro Zoning Map



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For additional information, please contact:
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