

4035 N GEORGE STREET

Manchester, PA 17345

± 4,275 SF AVAILABLE | FOR LEASE

JOIN NATIONAL RETAILER: 



ACTIVE MEMBER OF:
 **RETAIL** BROKERS
NETWORK

For More Information:
Blake Shaffer | Brad Rohrbaugh | Chad Stine
717.843.5555
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Office Locations:
York Office: 3528 Concord Rd. York, PA 17402
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341
Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601

Bennett WILLIAMS
RETAIL

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PROJECT





4035 N. George Street is a CVS anchored retail development ideally located directly off of North George Street in Manchester, Pennsylvania. This proposed retail development is located along busy North George Street that is a main thoroughfare to Route 30. The site benefits from having great visibility along North George Street (15,000 CPD), as well as having signalized access. 4035 N. George Street provides retailers the opportunity to break into a market where there is little retail opportunity remaining.

LOCATION

The strategically positioned, 4035 N. George Street benefits from having visibility along North George Street (15,000 CPD). The center has 2 separate, full access points, one of which is signalized. The York area has seen a great amount of growth over the past 10 years with the development of major retail projects including the redevelopment of Wal-Mart and Kohl's anchored power center, West Manchester Town Center. Located in Manchester Township, the center is located within a fast-growing market of residential, retail and warehouse distribution.

TRADE AREA

Adding to the stability of the project, 4035 N. George Street shows a 20-minute drive time demographic of over 302,859 people with a household income more than \$75,769 and daytime employment demographics equally as strong with 153,625. The demographics within a 10-mile radius include 254,269 people in 100,514 homes, a labor force of 140,483 with an average household income of \$74,262. The areas growth has increased over 15.1% since 2000 with over 15,254 new homes.

DEMOGRAPHICS		20 MIN DRIVE TIME
	TOTAL POPULATION	161,515
	TOTAL EMPLOYEES	129,021
	AVERAGE HHI	\$75,154
	TOTAL HOUSEHOLDS	64,134



TRAFFIC COUNTS: N GEORGE ST : 15,000 VPD



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SUITE	TENANT	AREA (SQ FT)
1	CVS	13,281
2	AVAILABLE	4,275

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