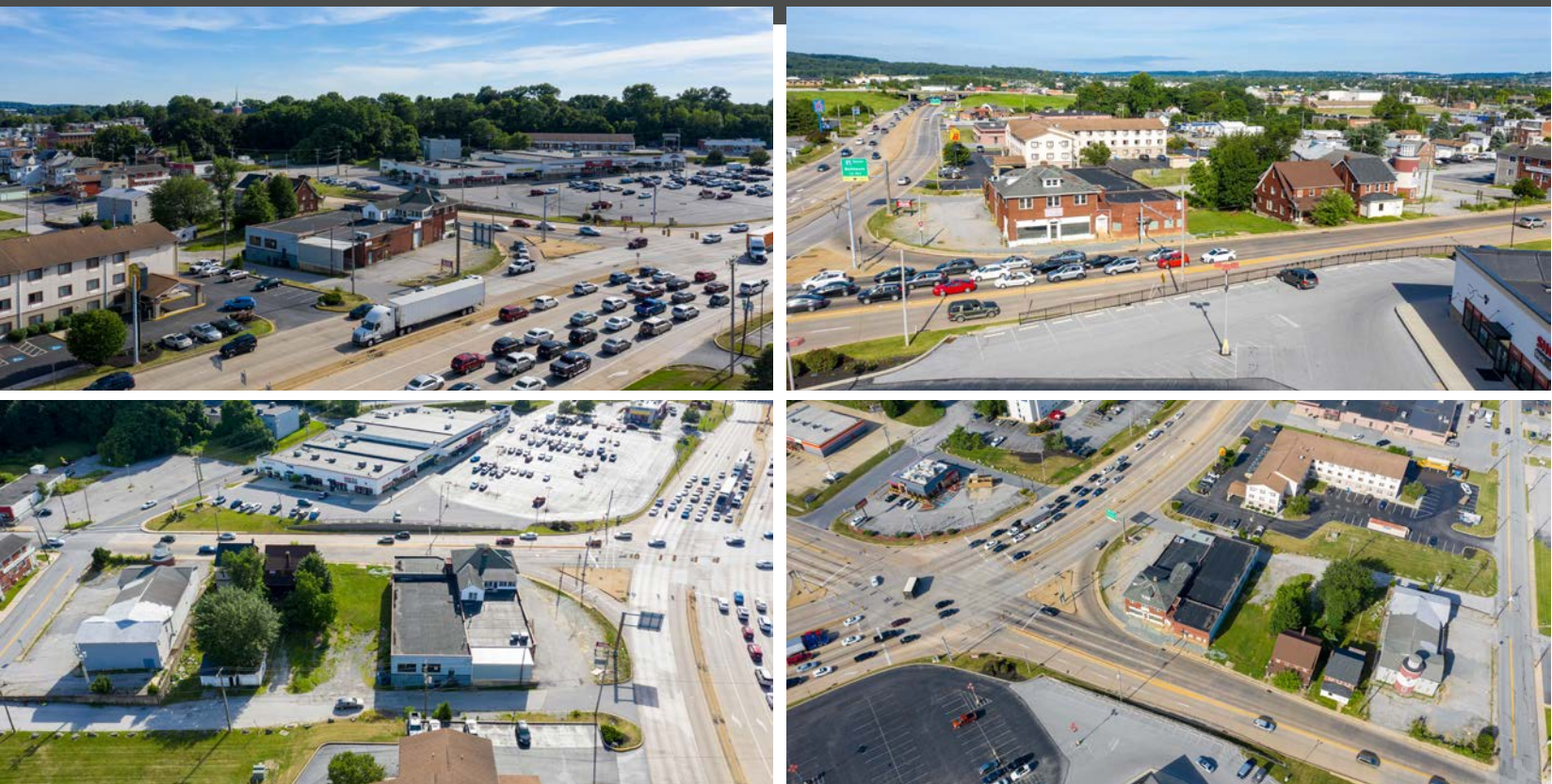


1501 - 1525 NORTH GEORGE STREET

York, PA | 17404

± 3,500 SF AVAILABLE | FOR LEASE



PROJECT

1501 – 1525 North George Street has one pad remaining for lease in York, PA. The property sits within a mile of Manchester Crossroads, 222,996 square foot anchored power center with tenants such as HomeGoods, Old Navy, and LA Fitness, to name a few. The site can offer access off of Arsenal Road (Route 30) and East 11th Avenue, allowing for two points of ingress/egress. With the co-tenant of Taco Bell and the positioning within a growing retail and industrial area, this creates a great opportunity for any tenant looking to enter the York market.

LOCATION

The retail center is well positioned in the fast-growing York market. The project sits within a mile of major developments such as Northgate Shopping Center, Two Guys Shopping Center, and Apple Chevrolet, among many others. The parcel provides great visibility and instant access to Route 30 (62,000 VPD) and North George Street (19,000 VPD) and seconds from I-83 (67,000 VPD), which leads traffic north into Harrisburg or south towards Baltimore and D.C. A trade area that extends over 5 miles combined with high-volume traffic from the dense retail, commercial, and residential areas allows the site to pull from immediate and surrounding market points.

TRADE AREA

Adding to the stability of the project, 1501 – 1525 North George Street shows a 20-minute drive time demographic of over 210,273 people with household incomes more than \$75,607 and daytime employment demographics equally as strong with 168,971. The demographics within a 10-mile radius include 268,716 people in 108,230 homes, a labor force of 216,328 with an average household income of \$76,189. The areas growth since 2000 has increased 17.6% with over 19,120 homes.

NEARBY



GROCERY
OUTLET
bargain market

WINGATE
BY WYNDHAM



POPULATION



3 MILES - 86,201
5 MILES - 148,695
7 MILES - 201,003

EMPLOYEES



3 MILES - 67,557
5 MILES - 119,444
7 MILES - 161,691

AVERAGE HHI



3 MILES - \$59,129
5 MILES - \$72,210
7 MILES - \$75,381

HOUSEHOLDS



3 MILES - 34,449
5 MILES - 59,605
7 MILES - 80,923

TRAFFIC COUNTS: N GEORGE: 18,000 VPD ROUTE 30: 62,000,000 VPD



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

BRAD ROHRBAUGH | CHAD STINE
717-843-5555
www.bennettwilliams.com



Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, change in price, prior sale, withdrawal without notice, or other conditions.

1501 - 1525 NORTH GEORGE STREET

York, PA | 17404



ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK

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

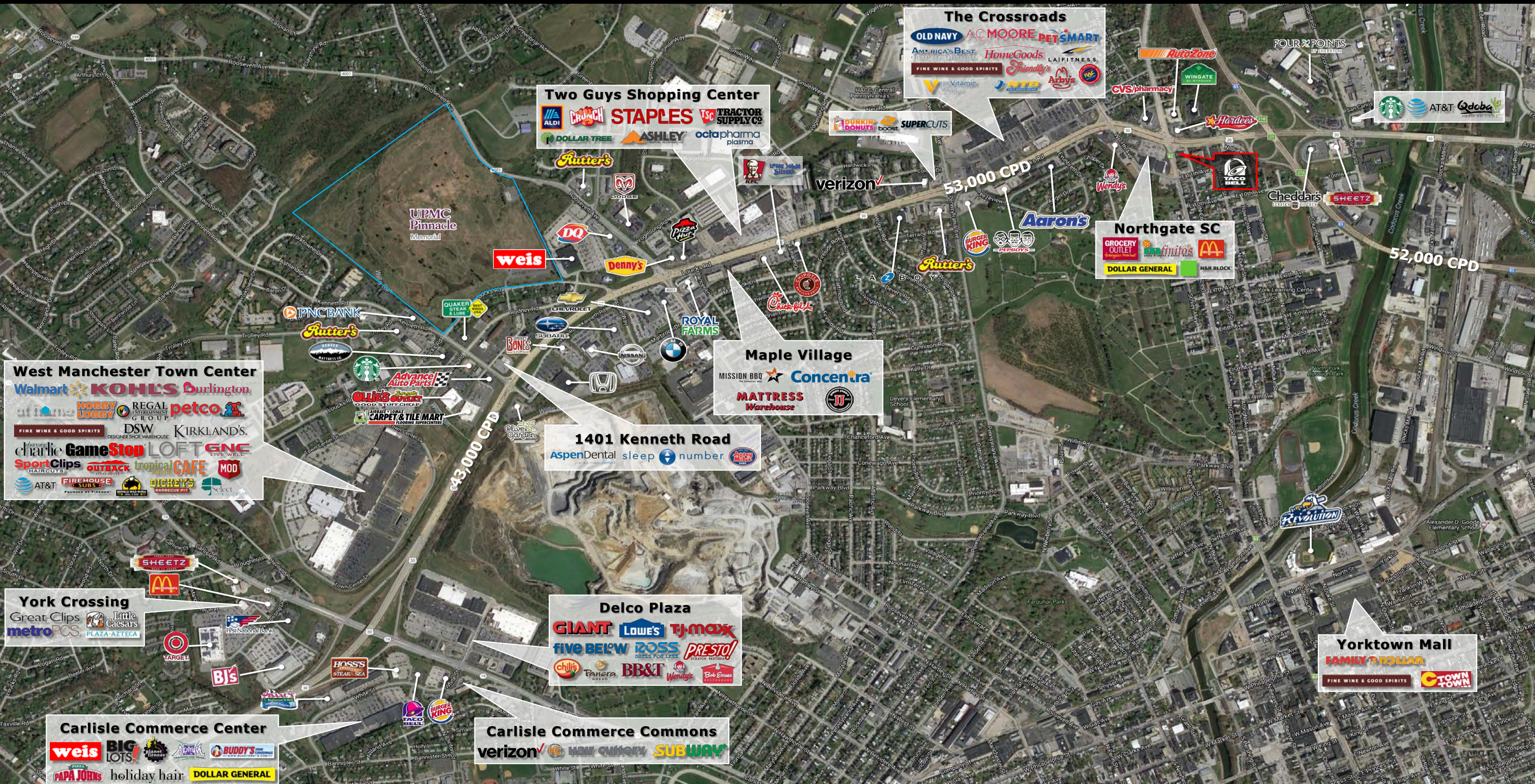
BRAD ROHRBAUGH | CHAD STINE
717-843-5555
www.bennettwilliams.com

Bennett Williams
RETAIL

Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, change in price, prior sale, withdrawal without notice, or other conditions.

1501 - 1525 NORTH GEORGE STREET

York, PA | 17404



ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

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

BRAD ROHRBAUGH | CHAD STINE
717-843-5555
www.bennettwilliams.com

Bennett Williams
RETAIL

Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, change in price, prior sale, withdrawal without notice, or other conditions.