

# 296 PLEASANT ACRES ROAD | YORK, PA 17402

## PROFESSIONAL OFFICE SPACE FOR LEASE



### PROPERTY SUMMARY

COUNTY:	YORK
MUNICIPALITY:	SPRINGETTSBURY
OFFICE TYPE:	BUSINESS PARK
ZONING:	COMMERCIAL
CLASS OF SPACE:	B
BUILDING SIZE:	14,040 SF
TOTAL LAND SIZE:	0.60 ACRES
LEASE PRICE:	\$11.50 SF GROSS/ MONTH
SPACE AVAILABLE:	1,500 - 3,400 SF

**Bennett Williams**  
COMMERCIAL

**KEITH KAHLBAUGH**

keith@bennettwilliams.com

Phone: 717 | 843 | 5555 | [www.bennettwilliams.com](http://www.bennettwilliams.com)

ACTIVE MEMBERS OF:

**RETAIL** BROKERS  
NETWORK

Bennett Williams Commercial has been engaged by the property owner to market this asset for sale. Information regarding this asset 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. Any buyer is recommended to conduct their own independent due diligence and rely upon those results.



# 296 PLEASANT ACRES ROAD | YORK, PA 17402

## PROPERTY OVERVIEW

1,500 - 3,400 SF of very nice professional office space located on the second floor with common restrooms and kitchenette. \$11.50 SF gross plus separately metered electric and gas. New HVAC system installed April 2020. Vacant and ready for occupancy.



### POPULATION

201,509



### EMPLOYEES

117,428



### HH INCOME

\$74,191



### HOUSEHOLDS

80,741



### TRAFFIC COUNTS

ROUTE 30  
53,000 VPD

20 MINUTE DRIVE TIME DEMOGRAPHICS

**Bennett Williams**  
COMMERCIAL

**KEITH KAHLBAUGH**

keith@bennettwilliams.com

Phone: 717 | 843 | 5555 | [www.bennettwilliams.com](http://www.bennettwilliams.com)

ACTIVE MEMBERS OF:  
**RETAIL** BROKERS  
NETWORK

Bennett Williams Commercial has been engaged by the property owner to market this asset for sale. Information regarding this asset 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. Any buyer is recommended to conduct their own independent due diligence and rely upon those results.



# 296 PLEASANT ACRES ROAD | YORK, PA 17402



**Bennett Williams**  
COMMERCIAL

**KEITH KAHLBAUGH**

keith@bennettwilliams.com

Phone: 717 | 843 | 5555 | [www.bennettwilliams.com](http://www.bennettwilliams.com)

ACTIVE MEMBERS OF:  
**RETAIL** BROKERS  
NETWORK

Bennett Williams Commercial has been engaged by the property owner to market this asset for sale. Information regarding this asset 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. Any buyer is recommended to conduct their own independent due diligence and rely upon those results.