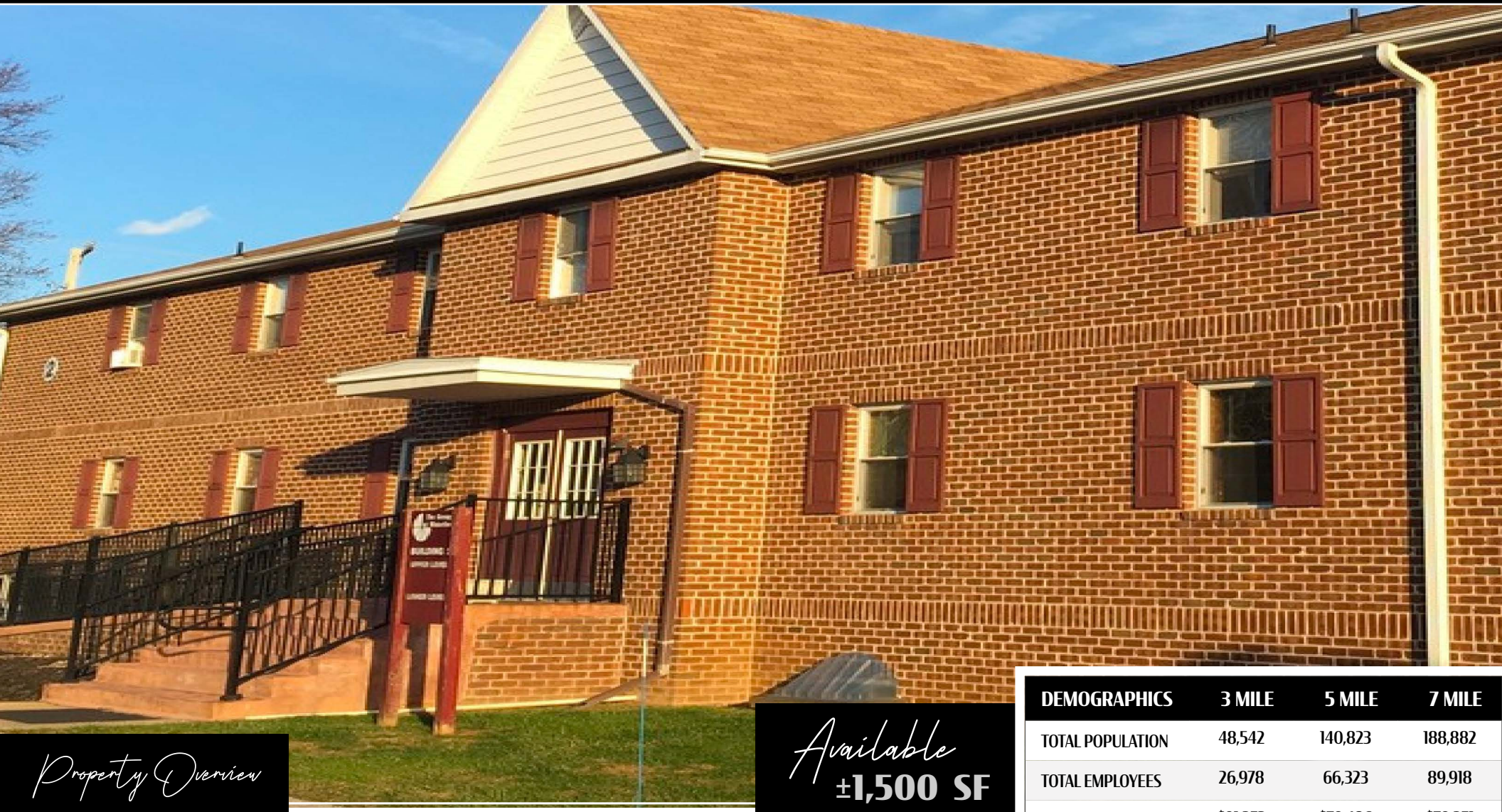


# 1 Waterford Professional Center

York, PA | 17402

For Lease



Property Overview

Available  
±1,500 SF

Professional office space for lease, conveniently located at Route 24/South Cape Horn Road. Suite 6D located in Building #2 is 1,500 SF with multiple offices, break room, and private restroom. \$1,745 per month plus electric & gas. There is a one time \$75.00 non-refundable application fee for all new tenants and must be paid up front.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	48,542	140,823	188,882
TOTAL EMPLOYEES	26,978	66,323	89,918
AVERAGE HHI	\$91,253	\$79,486	\$79,251
TOTAL HOUSEHOLDS	18,926	54,362	73,886
TRAFFIC COUNTS: Cape Horn Rd ± 25,000 VPD			



Keith Kahlbaugh

For Leasing Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



COMMERCIAL BROKERAGE. *Redefined.*



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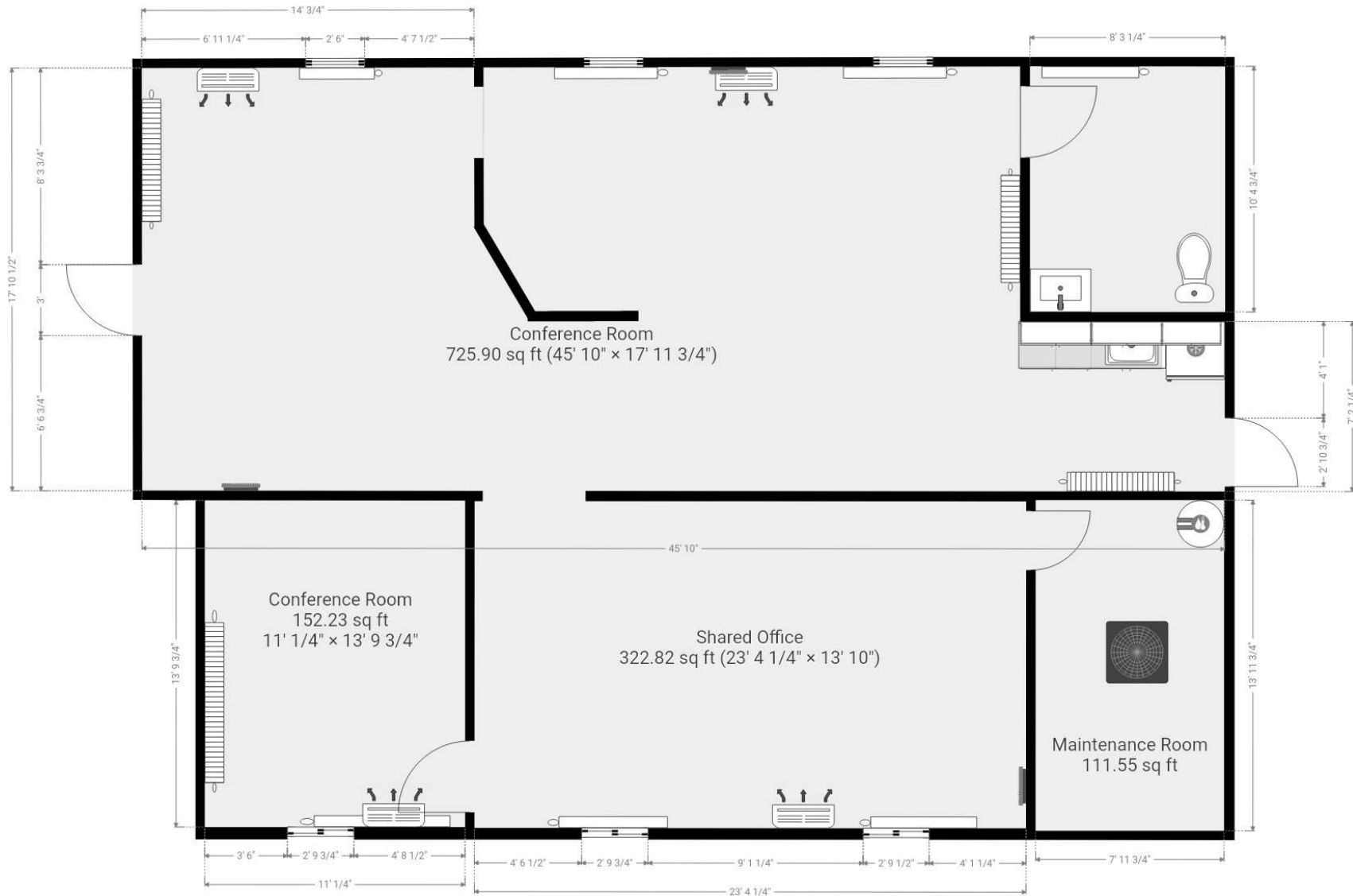


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ACTIVE MEMBER OF:  
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For Lease

## MARKET AERIAL





# About Bennett Williams



Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

At Bennett Williams, your investments are always in good hands. Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the investment sales segment of the industry.



Bennett Williams is a member of the Capital Markets Real Estate Network, a nationwide network of professionals dedicated to, and specializing in the capital markets segment of commercial real estate. CMRE is comprised of the most highly-qualified, best-experienced independent Capital Market real estate professionals.



## LISTING AGENTS:

**Keith Kahlbaugh**  
keith@bennettwilliams.com

## OUR LOCATIONS:

**YORK OFFICE:**  
3528 Concord Rd.  
York, PA 17402

**LANCASTER OFFICE:**  
150 Farmington Lane  
Lancaster, PA 17601

**EXTON OFFICE:**  
1 E. Uwchlan Ave. Suite 409,  
Exton, PA 19341

**NEW JERSEY OFFICE:**  
236 E. Route 38, Suite 130  
Moorestown, NJ 08057

**WILLIAMSPORT OFFICE:**  
1000 Commerce Park Dr, Suite 310,  
Williamsport, PA 17701

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