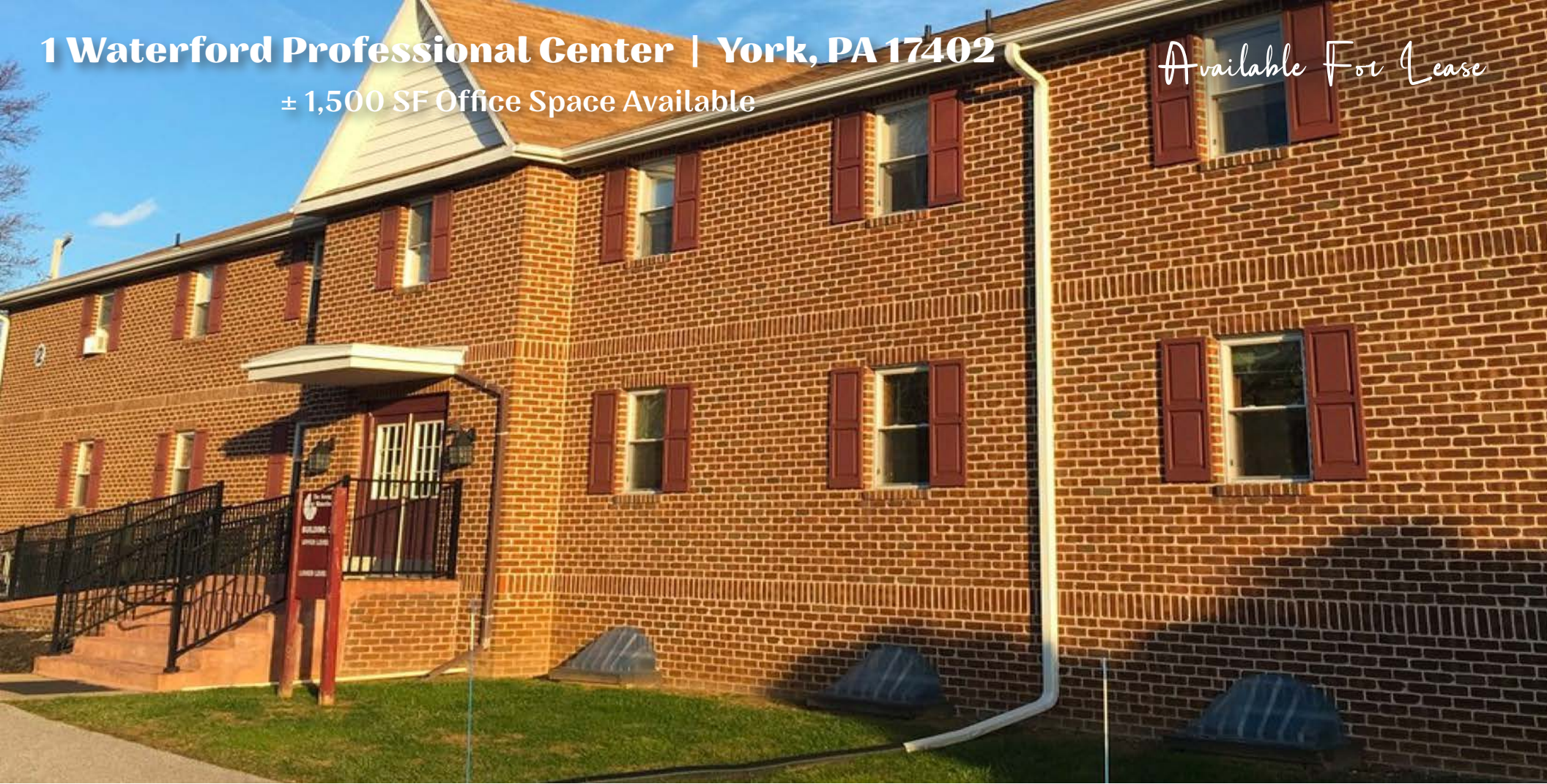


1 Waterford Professional Center | York, PA 17402

± 1,500 SF Office Space Available

Available For Lease



Property Overview

Waterford Professional Center: 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, breakroom, 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. Landlord will consider a fit out.

PROPERTY SUMMARY

| | | | |
|------------------|---------------|-----------------|------------------|
| County: | York | Stories: | 2 |
| Municipality: | York Township | Year Built: | 1979 |
| Zoning: | Office | Roof Type: | Asphalt Shingles |
| Building Size: | 31,212 | Construction: | Brick |
| Total Land Size: | 3.06 AC | Parking Spaces: | Ample |
| Lease Price: | Varies | Heat Type: | Central |
| Lease Type: | Gross | Heat Source: | Central |
| CAM Expenses: | Included | Air Cond: | Central |

DEMOGRAPHICS

| | 3 MILE | 5 MILE | 7 MILE |
|------------------|----------|----------|----------|
| TOTAL POPULATION | 47,735 | 137,387 | 187,090 |
| TOTAL EMPLOYEES | 26,054 | 62,280 | 87,462 |
| AVERAGE HHI | \$92,614 | \$79,620 | \$78,681 |
| TOTAL HOUSEHOLDS | 18,918 | 53,181 | 73,272 |

TRAFFIC COUNTS:

Route 24 - ±17,208 VPD | Windsor Road - ±11,434 VPD

KEITH KAHLBAUGH
717.843.5555
www.bennettwilliams.com

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
New Jersey Office: 309 Fellowship Rd, Suite 200, Mt. Laurel, NJ 08054

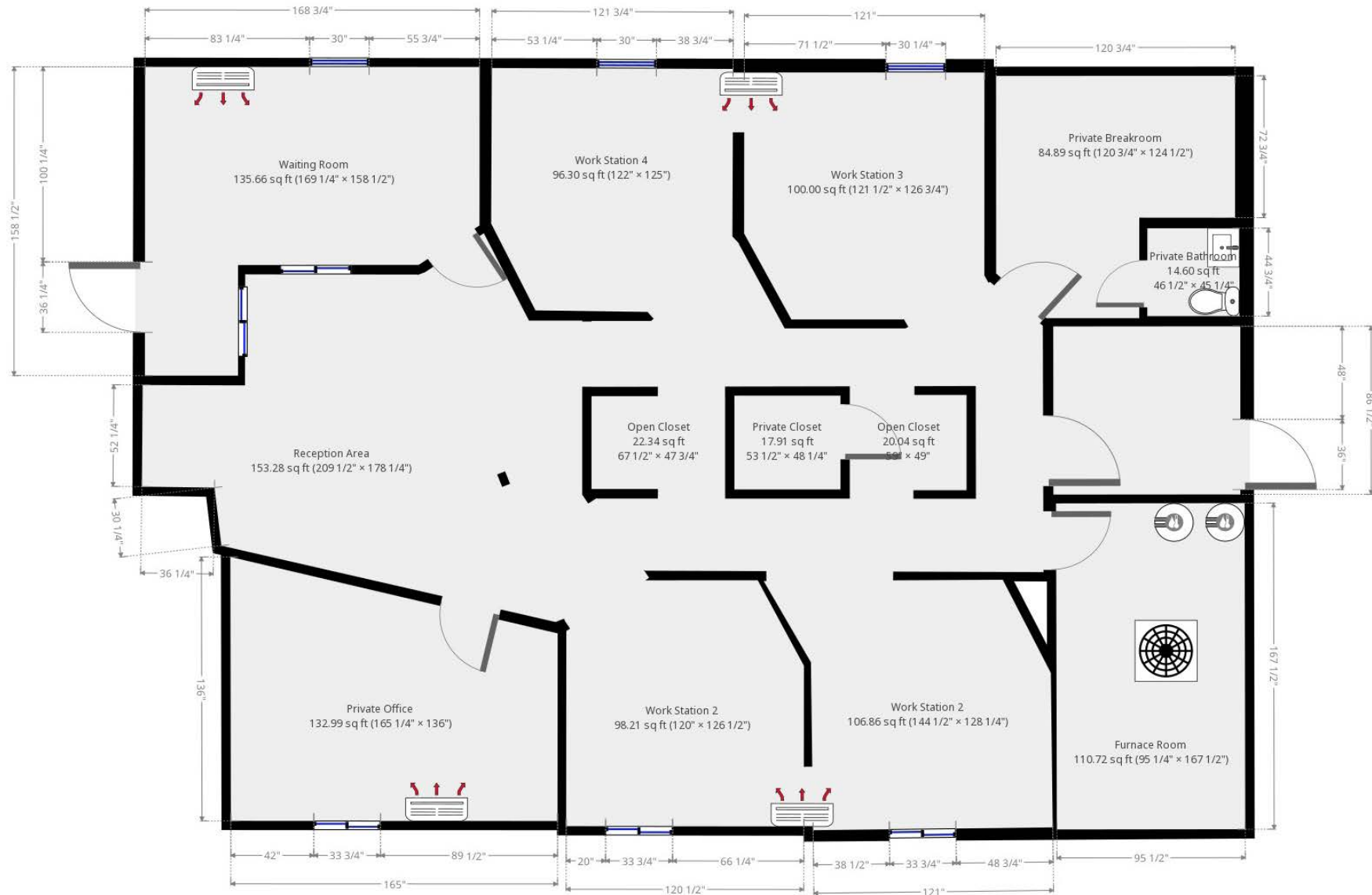
Bennett WILLIAMS
RETAIL

ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

1 Waterford Professional Center | York, PA 17402

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Market Overview



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