

± 345 - 2,400 SF

Manchester Plaza

FOR LEASE

4324 North George Street Ext. | Manchester, PA 17345



Overview

Manchester Plaza is a 17,833 SF established neighborhood Retail Shopping Center ideally positioned along North George Street Extended with 13,000 VPD. The center is complimented by a mix of well established regional and local tenants. The property was recently renovated with an upgraded facade.



Ashlee Lehman | Brad Rohrbaugh | Chad Stine
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: 2173 Embassy Dr, Lancaster, PA 17603
New Jersey Office: 236 E. Route 38, Suite 130, Moorestown, NJ 08057

Bennett WILLIAMS
COMMERCIAL REAL ESTATE

ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK

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Location

Manchester Plaza is located on North George Street Extended in Manchester about 10 minutes North of York. This neighborhood center is conveniently located and services the area of North York. Located within 5 minutes from I-83 and Route 30.

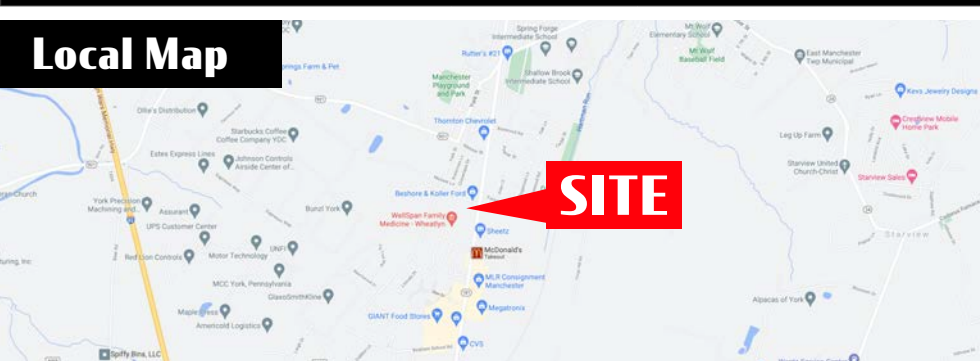
Trade Area

There are approximately 52,950 residents within 5 miles of the center. Giant, Dollar Tree, McDonald's, Advance Auto are within a quarter mile of the center. There has been a steady amount of residential growth within the Manchester and Mt. Wolf areas in the past 15 years.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	17,312	50,430	152,670
TOTAL EMPLOYEES	14,535	29,475	87,134
AVERAGE HHI	\$86,690	\$85,613	\$68,496
TOTAL HOUSEHOLDS	6,853	20,143	60,486

TRAFFIC COUNTS: N George Street - ±13,000 VPD



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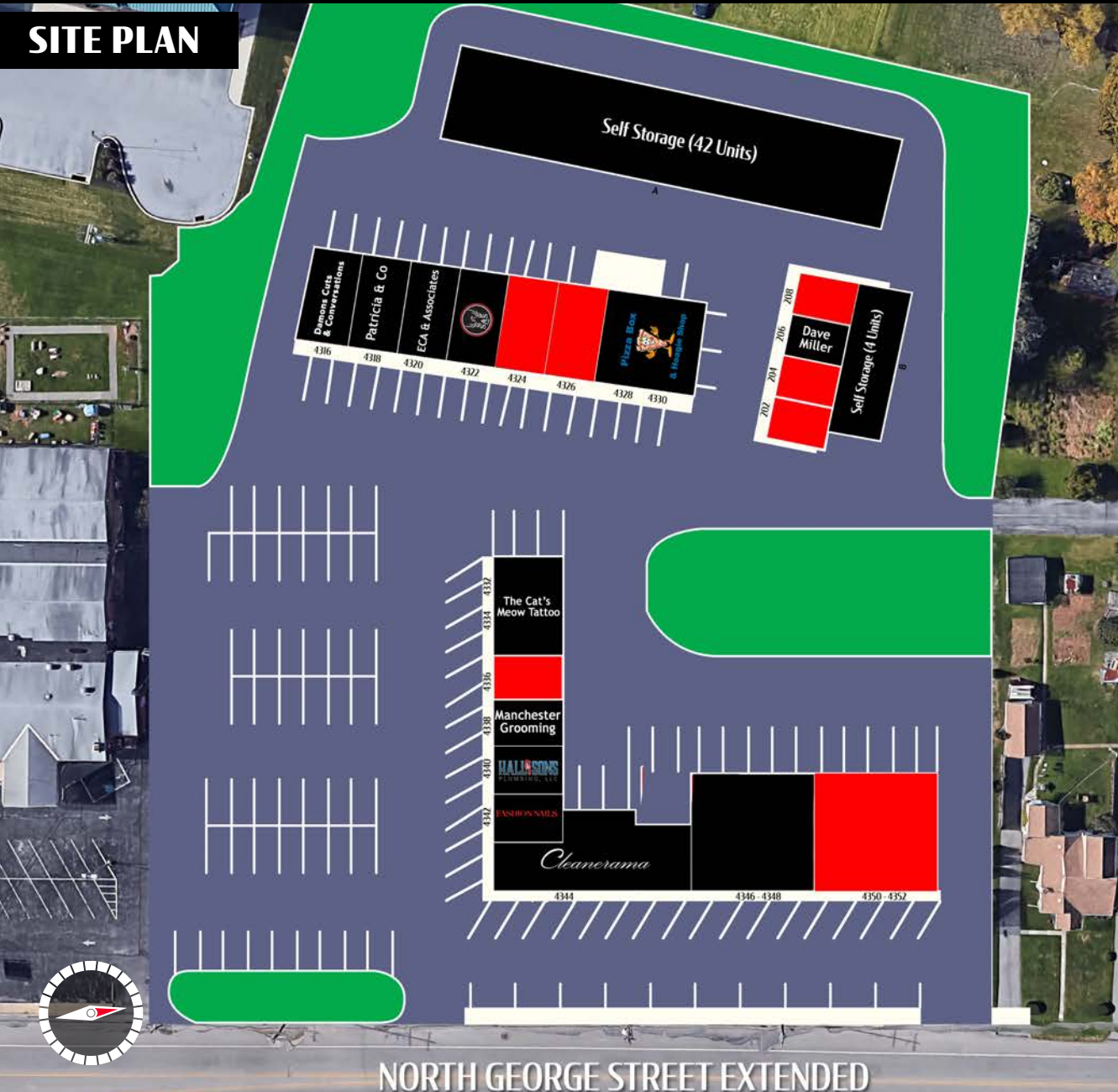
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SITE PLAN



NORTH GEORGE STREET EXTENDED

SUITE	TENANT	SF
202	AVAILABLE	345
204	AVAILABLE	500
206	Office Of David Miller	345
208	AVAILABLE	525
4316	Damon's Cuts & Conversations	800
4318	Patricia & Co Salon	800
4320	ECA & ASSOCIATES	800
4322	Sas Team Bjj Manchester	800
4324	AVAILABLE	800
4326	AVAILABLE	800
4328-4330	Pizza Box	1,600
4332-4334	The Cat's Meow Tattoo	1,000
4336	AVAILABLE	500
4338	Manchester Grooming	500
4340	Hall & Sons Plumbing	500
4342	Fashion Nails	500
4344	The Cleanerama Laundromat	1,918
4346-4348	Dragon Mart	2,400
4350 - 4352	AVAILABLE	2,400

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MARKET AERIAL



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