

±345 - 800 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.

Nearby:

**GIANT.**



Ashlee Lehman | Blake Shaffer | Cale Brusio | Brad Rohrbaugh | Chad Stine  
 For Leasing Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



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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.

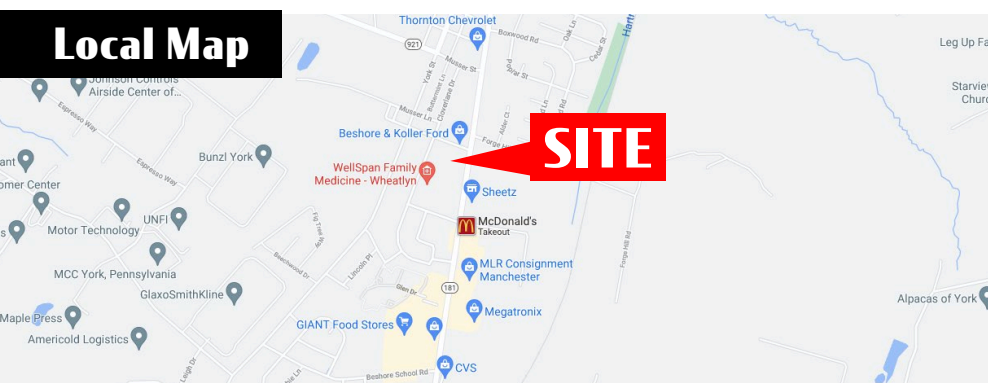
## Trade Area

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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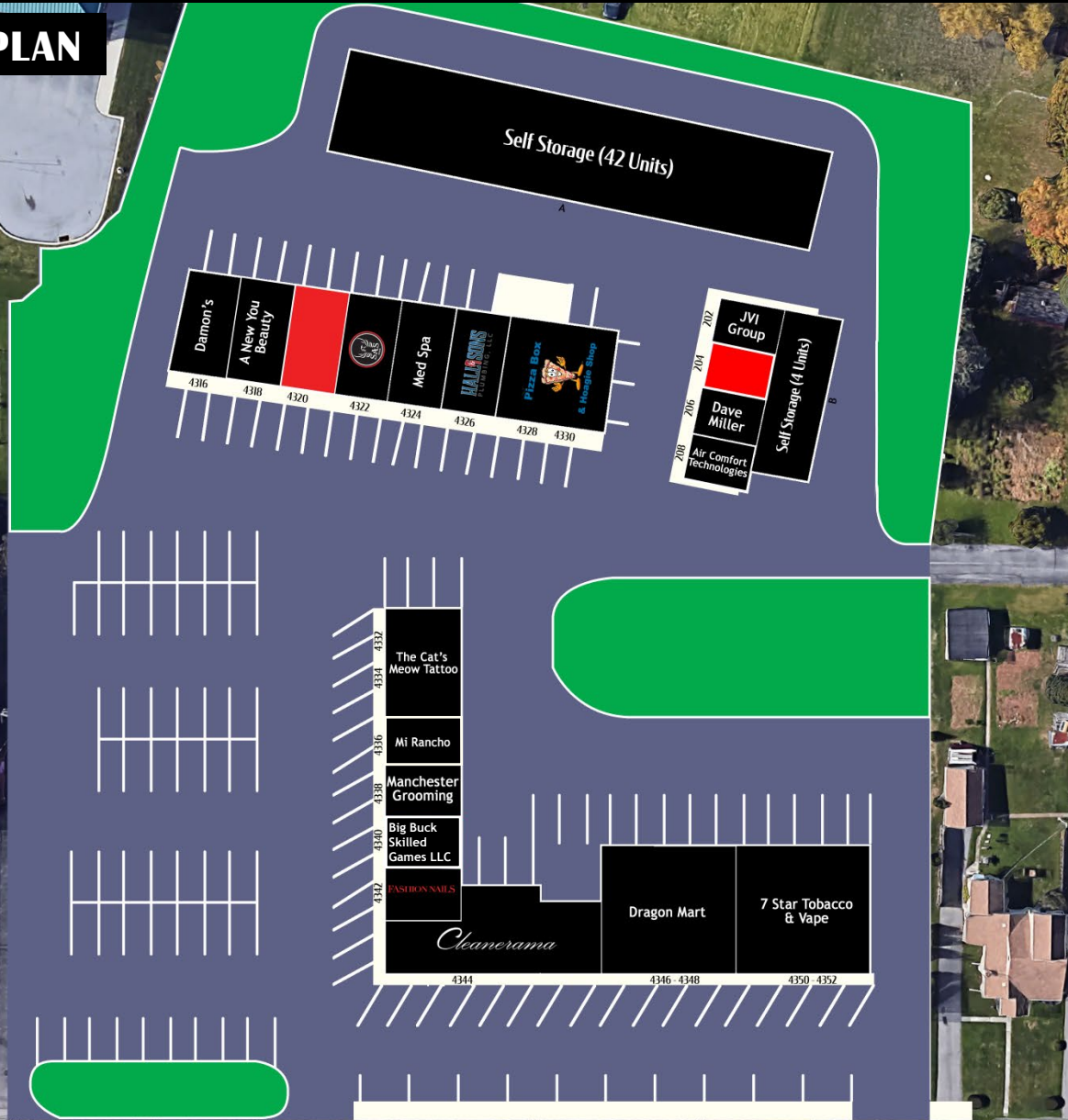
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## SITE PLAN



NORTH GEORGE STREET EXTENDED

SUITE	TENANT	SF
202	JVI Group	525
204	AVAILABLE	345
206	Office Of David Miller	500
208	Air Comfort Technologies	345
4316	Damon's	800
4318	A New You Beauty	800
4320	AVAILABLE	800
4322	Sas Team Bjj Manchester	800
4324	Med Spa	800
4326	Hall & Sons Plumbing	800
4328-4330	Pizza Box	1,600
4332-4334	The Cat's Meow Tattoo	1,000
4336	Mi Rancho	500
4338	Manchester Grooming	500
4340	Big Buck Skilled Games LLC	500
4342	Fashion Nails	500
4344	The Cleanerama Laundromat	1,918
4346-4348	Dragon Mart	2,400
4350 - 4352	7 Star Tobacco & Vape	2,400



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## MARKET AERIAL



**OLLIE'S**  
GOOD STUFF CHEAP  
Distribution Center

Northeastern Senior High School  
±1,100 Students

Northeastern Middle School  
±600 Students

Spring Forge Intermediate School  
±400 Students

Clarence R. Orendorf Elementary School  
±300 Students

Shallow Brook Intermediate School  
±400 Students

**Manchester Plaza**  
The Cats Meow Tattoo  
Damon's  
Manchester Grooming

**Rutter's**  
Why Go Anywhere Else?

CHEVROLET

Starbucks  
Distribution Center

Northeast SC  
DOLLAR GENERAL

SHEETZ  
Checkers

McDonald's

Chester Square  
ROSES PIZZA PAPA JOHN'S

East Manchester Village Center  
GIANT DUNKIN' planet fitness  
FINE WINE & GOOD SPIRITS verizon  
DOLLAR TREE SUBWAY AT&T

RITE AID

Advance Auto Parts

CVS pharmacy

PENN WASTE



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# Bennett Williams

COMMERCIAL REAL ESTATE

## OUR LOCATIONS:

### YORK OFFICE:

3528 Concord Rd.  
York, PA 17402

### LANCASTER OFFICE:

150 Farmington Lane, Suite 201  
Lancaster, PA 17601

### EXTON OFFICE:

1 E. Uwchlan Ave.  
Suite 409, Exton, PA 19341

### STATE COLLEGE OFFICE:

330 Innovation Blvd Suite, 205  
State College, PA 16803

### WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1  
West Chester, PA 19380

### NEW JERSEY OFFICE:

236 E. Route 38, Suite 130  
Moorestown, NJ 08057

## LISTING AGENTS:



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## CONTACT US

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REPRESENTATION

TENANT  
REPRESENTATION

INVESTMENT  
SALES

PROPERTY  
MANAGEMENT



# 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.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

