

For Lease

1501 Mt Rose Ave

±450 SF

York, PA 17402



Property Overview

Retail-commercial space for lease on busy Mt. Rose Ave. Prime location with impressive traffic counts and demographics. Located near retail, commercial and residential. There is currently 450 SF available on the 2nd level.



Abe Khan | Ashlee Lehman | Brad Rohrbaugh | Chad Stine
For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



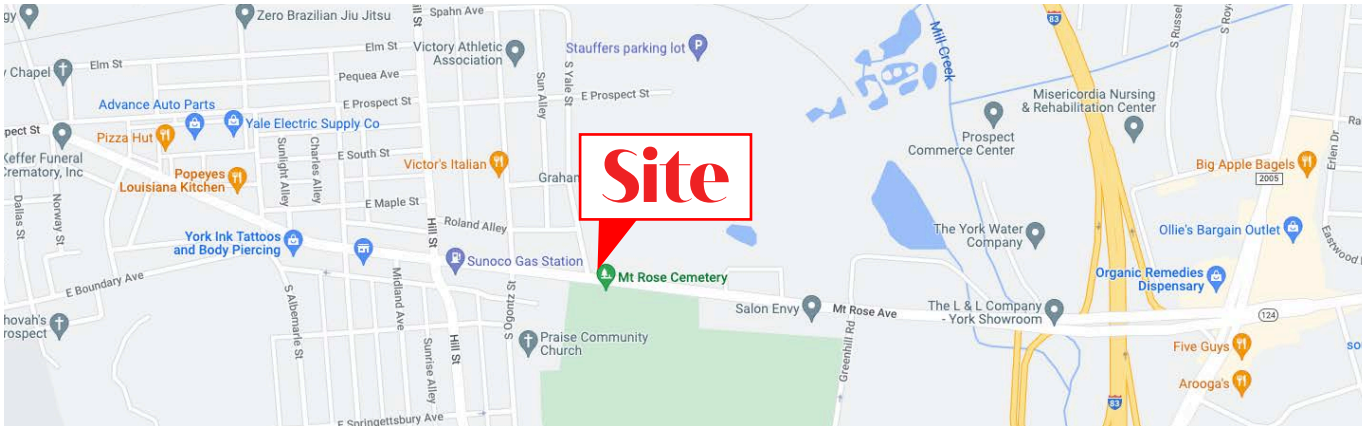
COMMERCIAL BROKERAGE. *Redefined.*

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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	11,625	94,185	152,628
TOTAL EMPLOYEES	6,022	54,196	84,903
AVERAGE HHI	\$78,559	\$73,011	\$76,473
TOTAL HOUSEHOLDS	4,576	35,947	59,608

TRAFFIC COUNTS
 Mt Rose - ±15,000 VPD | I-83 - ±63,000 VPD



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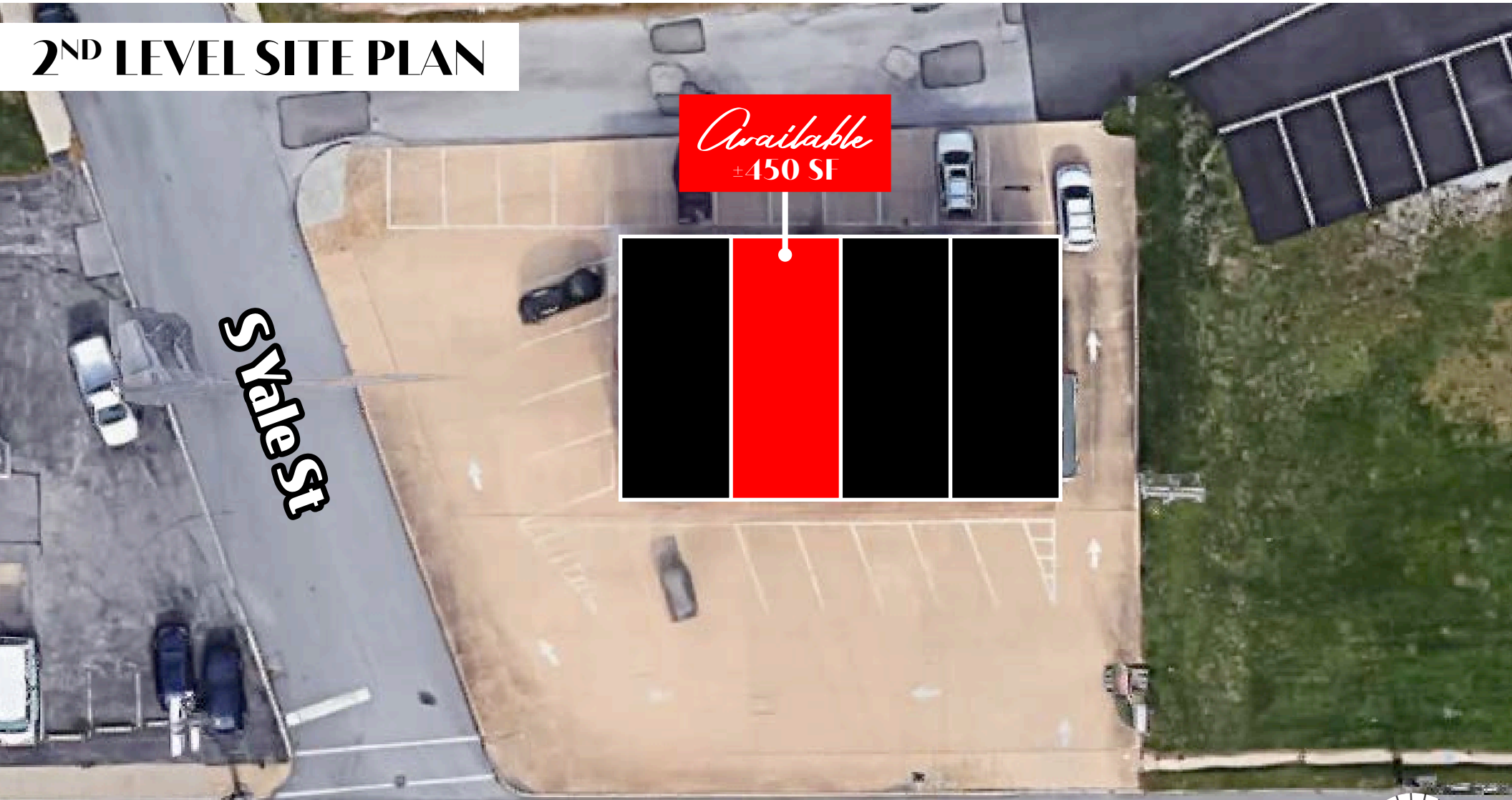
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2ND LEVEL SITE PLAN



Mt Rose Ave ±15,000 VPD



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ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

COMMERCIAL BROKERAGE. *Redefined.*

MARKET AERIAL

Mt Rose Ave Plaza

FAMILY DOLLAR
my family, my family dollar.

save a lot

RAC
REPAIR & CARE CENTER
COMPLIANCE • APPLIANCE • ELECTRONICS • COMPUTER

Pizza Hut

Advance Auto Parts

Yale ELECTRIC SUPPLY CO.
A U.S. Electrical Services Inc. Company

Haines Acres SC

DOLLAR TREE

OLLIE'S
GOOD STUFF CHEAP

Big Apple BAGELS

PARMA
Pizza & Grill

POPEYES

Site

AutoZone

Dominos

THE SALVATION ARMY

BURGER KING

Pizza Hut

FIVE GUYS
BURGERS and FRIES

AROOGA'S

Gabriel Brothers Plaza

Gabe's

planet fitness

GROCERY OUTLET
bargain market

BUDDY'S
HOME FURNISHINGS

AROOGA'S



About Bennett Williams

Bennett Williams
COMMERCIAL REAL ESTATE

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:

Abe Khan

akhan@bennettwilliams.com

Ashlee Lehman

alehman@bennettwilliams.com

Brad Rohrbaugh

brohrbaugh@bennettwilliams.com

Chad Stine

cstine@bennettwilliams.com

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

LANCASTER OFFICE:

2173 Embassy Dr.
Lancaster, PA 17603

EXTON OFFICE:

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

NEW JERSEY OFFICE:

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

CONTACT US

717.843.5555
www.bennettwilliams.com

