

*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 two 450 SF available on the 2nd level, recently remodeled.



**Abe Khan | Ashlee Lehman | Brad Rohrbaugh | Chad Stine**  
For Leasing Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



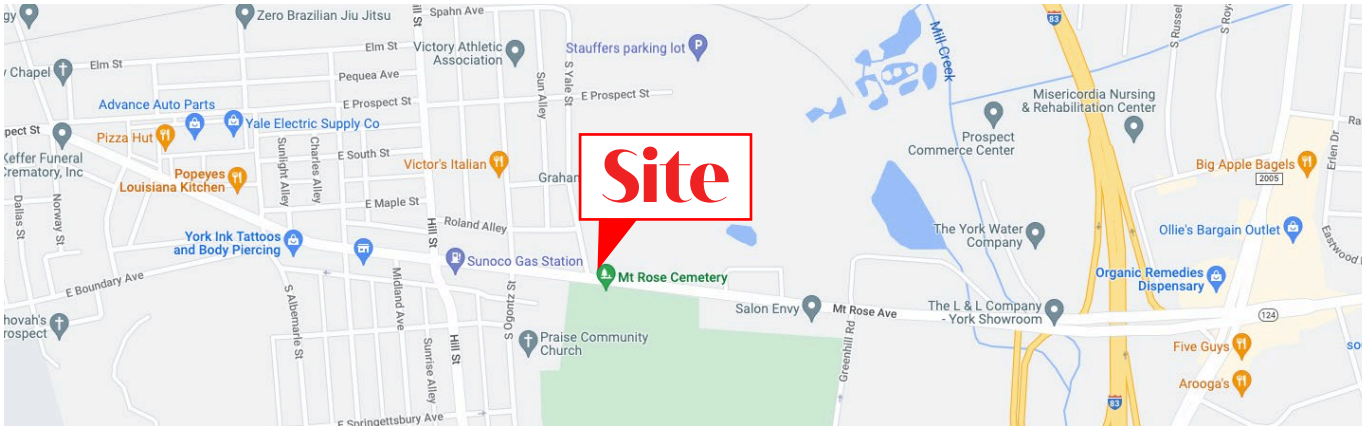
COMMERCIAL BROKERAGE. *Redefined.*

# 1501 Mt Rose Ave

York, PA 17402

For **Lease**

±450 SF



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



*Available*  
**±450 SF in Prime Location**

**Mt Rose Ave ±15,000 VPD**



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



COMMERCIAL BROKERAGE. *Redefined.*

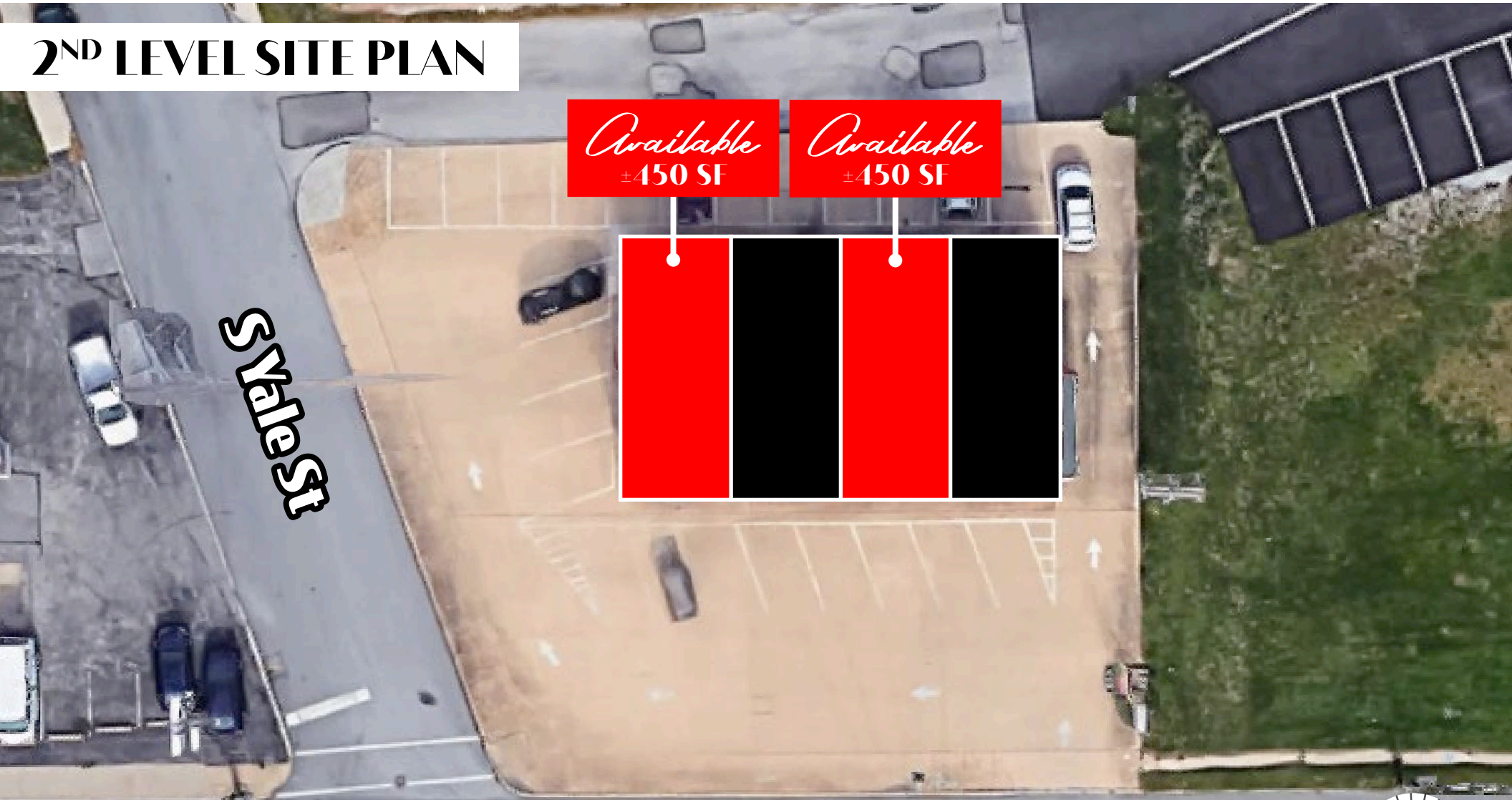
# 1501 Mt Rose Ave

York, PA 17402

For **Lease**

±450 SF

## 2<sup>ND</sup> LEVEL SITE PLAN



**S Yale St**

*Available*  
±450 SF

*Available*  
±450 SF

**Mt Rose Ave ±15,000 VPD**



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

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 & CENTER  
COMPUTERS • APPLIANCE ELECTRONICS • COMMERCE

**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



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

