

910 S. GEORGE STREET | YORK, PA 17403

1,856 +/- SF AVAILABLE | FOR LEASE



**Bennett Williams**  
RETAIL

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ACTIVE MEMBERS OF:  
**RETAIL** BROKERS  
NETWORK

Bennett Williams Commercial has been engaged by the property owner to market this asset for sale. Information regarding this asset is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, change in price, prior sale, withdrawal without notice, or other conditions. Any buyer is recommended to conduct their own independent due diligence and rely upon those results.



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## 20 MINUTE DRIVE TIME DEMOGRAPHICS



POPULATION  
**116,557**



MEDIAN HH INCOME  
**\$77,181**



# OF EMPLOYEES  
**56,840**



# OF HOUSEHOLDS  
**43,492**

TRAFFIC COUNT

S. GEORGE DRIVE: 11,182 VPD

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## PROJECT

910 South George Street is a well-placed office in York, PA along a heavily travelled roadway. The office is fully built out and well maintained with paved parking provided on site, accessible from South George Street (11,182 VPD). The property sits within minutes of I-83 (60,732 VPD), one of the heaviest travelled highways in the market. The space offers an excellent opportunity for any office, medical, or retail user looking to establish their brand in York, PA.

## LOCATION

The property is strategically positioned and benefits from the high-volume traffic flow of South George Street (11,182 VPD), leading traffic into the heart of Downtown York and providing convenient access to Interstate 83 (60,732 VPD) which is one of the area's heaviest traveled roadways. The property is down the street from WellSpan York Hospital and local traffic generators such as Colonial Shopping Center, York College, Kissho Sushi, surrounded by a dense, residential area. The high concentration of traffic from the nearby developments and thoroughfares allow the property to pull from multiple market points.

## TRADE AREA

Adding to the stability of the site is a 20-minute drive time demographic of over 225,095 people with household incomes of more than \$77,973 and daytime employment demographics equally as strong with 138,356. The demographics within a 10-mile radius include 268,955 people in 107,879 homes, a labor force of 216,704 with an average household income of \$77,499. More than 19,146 new homes have been built since 2000, and the area's growth over the last 10 years has been over 17%.



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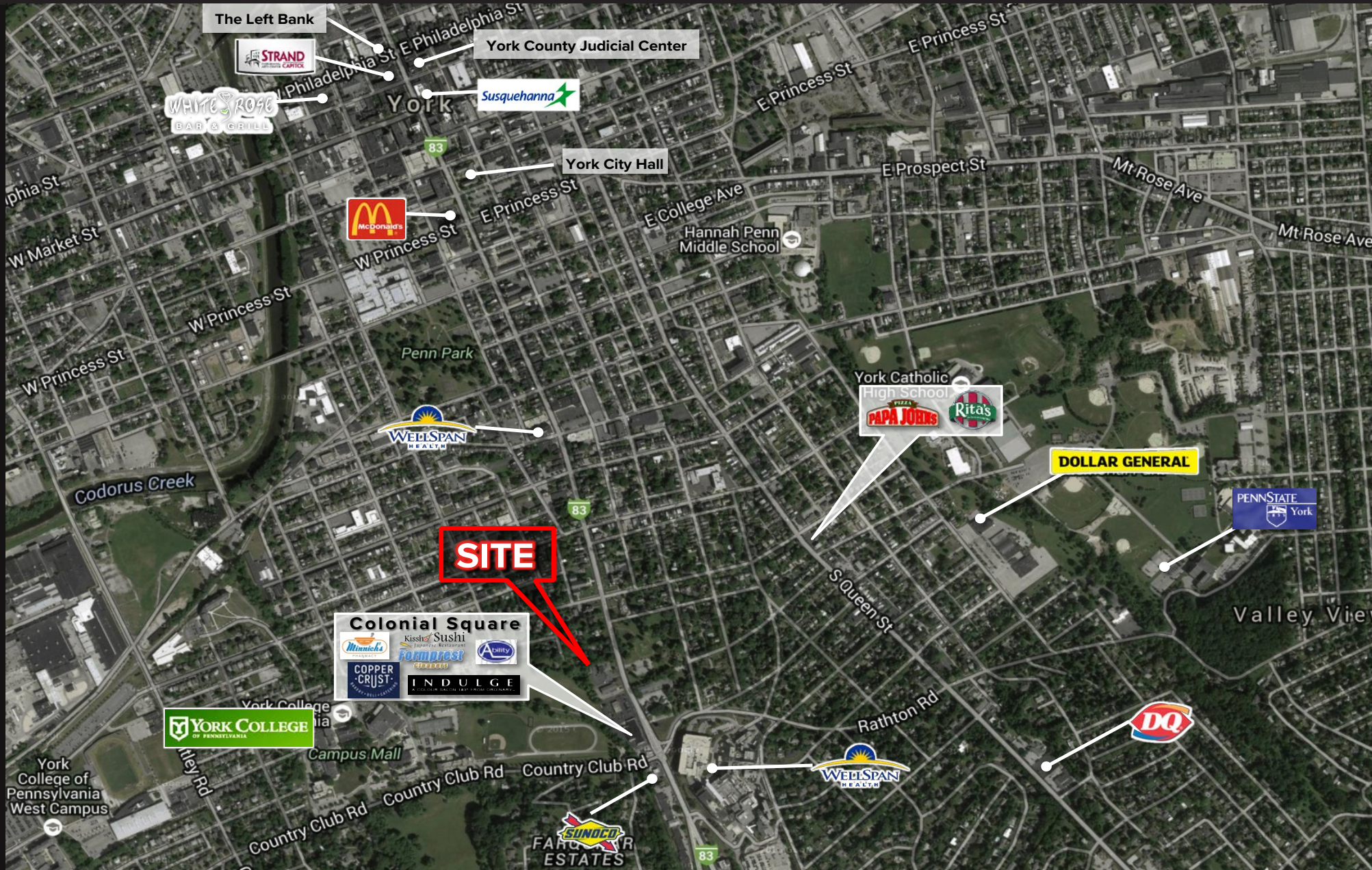
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