

For Lease

2801 N GEORGE ST

±1,950 SF

York, PA | 17406



Join



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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Overview

2801 North George Street is a 10,693 SF retail building strategically placed in York, PA. The site is located within a dense neighborhood corridor, near York's main retail thoroughfare of Route 30 (45,000 VPD). This site provides a user with the opportunity for great visibility and to take advantage of high traffic volumes. The property's close proximity to the highway and retail area creates a great opportunity for any type of user.

Location

The strategically positioned site benefits from having visibility from North George Street (8,000 VPD). The site has multiple points of ingress/egress which allows for easy access and ample parking for customers. The York market has seen an immense amount of growth over the last 10 years, with the development of major retail projects including York Towne Center, Firehouse Shoppes, and the West Manchester Town Center redevelopment. This site is located near a fast-growing market of residential, retail and warehouse distribution.

Trade Area

The site shows a 20-minute drive time demographics of over 133,001 people with household incomes of more than \$74,231 and daytime employment demographics equally as strong with 120,486. The demographics within a 10-mile radius include 270,317 people in 108,250 homes, a labor force of 217,864 and average household incomes over \$80,257. The areas growth since 2000 has increased 17.9% with over 19,395 new homes.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	48,295	145,044	200,914
TOTAL EMPLOYEES	32,433	78,461	95,530
AVERAGE HHI	\$70,728	\$77,002	\$80,939
TOTAL HOUSEHOLDS	19,313	55,891	78,638

TRAFFIC COUNTS: N George St - ± 7,828 VPD
I-83 - ± 48,792 VPD



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SUITE	TENANT	SF
2805	Dance Expressions of York	2,250
2803	Select Physical Therapy	3,023
2801B	American Heritage Property Management	1,000
2801A	AVAILABLE	1,950



N George St ±7,828 VPD



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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 AGENT(S):

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., Suite 201
Lancaster, PA 17601

EXTON OFFICE:

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

NEW JERSEY OFFICE:

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

WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310
Williamsport, PA 17701

CONTACT US

717.843.5555
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