

For Lease

2801 N GEORGE ST

±1,950 SF

York, PA | 17406



Join



Austin Eckenrode | 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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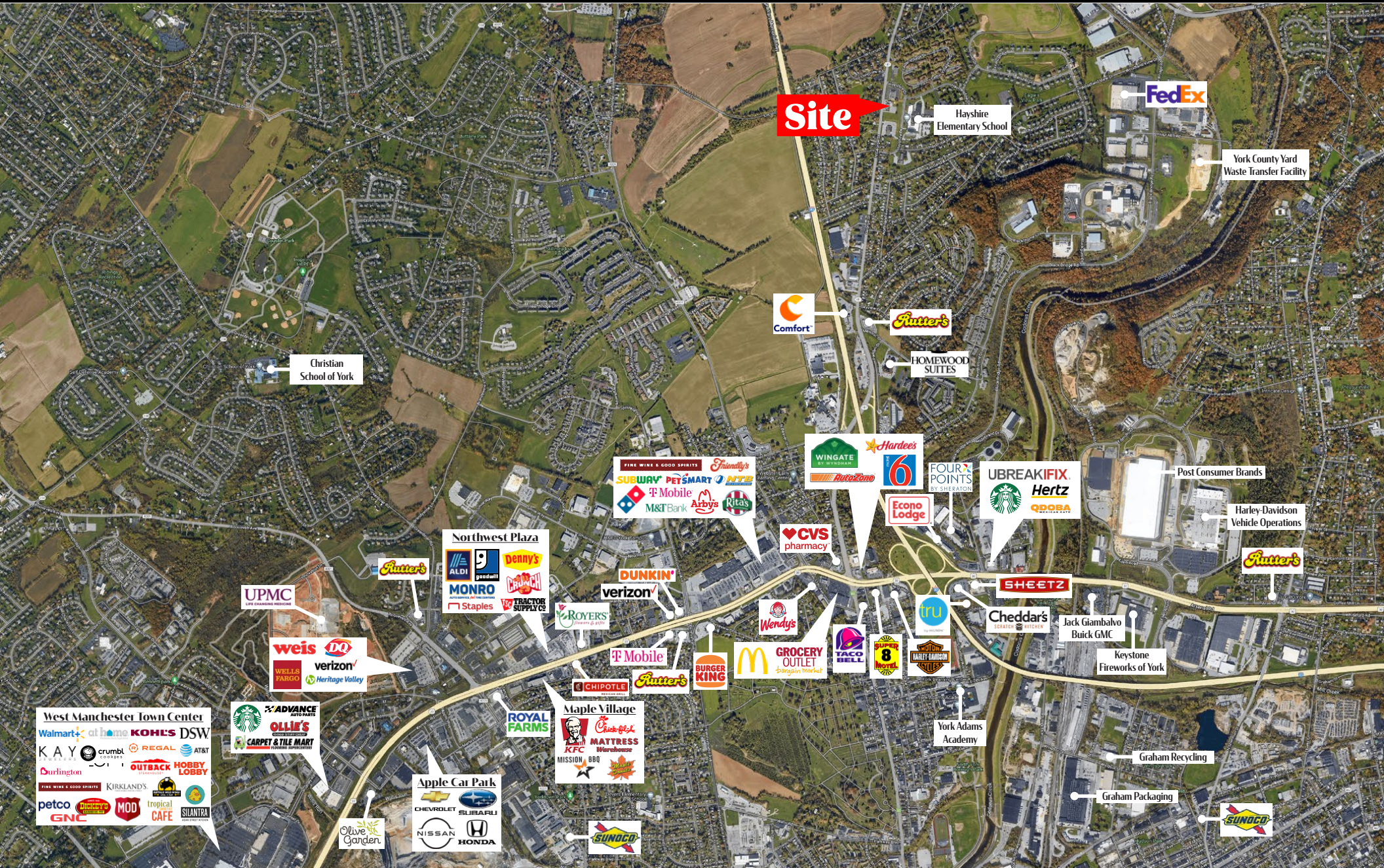
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ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

COMMERCIAL BROKERAGE. *Redefined.*

Bennett Williams

COMMERCIAL REAL ESTATE

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

EXTON OFFICE:

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

WEST CHESTER OFFICE:

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

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
State College, PA 16803

NEW JERSEY OFFICE:

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

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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.

