

1 S. GEORGE STREET

YORK, PA | 17401

±10,000 SF AVAILABLE | FOR LEASE



NEARBY

- Northwest
- MARCO'S Italian Restaurant & Pizzeria
- PEOPLES Bank You're Welcome Here!
- RITE AID
- APPELL CENTER FOR THE PERFORMING ARTS
- TT
- WHITE ROSE
- WELLS FARGO
- BB&T
- CENTRAL MARKET
- The LEFT BANK Restaurant & Bar
- Fulton Bank

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1 SOUTH GEORGE STREET

York, PA | 17401



PROPERTY OVERVIEW

1 South George Street is a well-located, recently renovated office building located in historic Downtown York. There are multiple finished office spaces in the building with contemporary designs that are great for any type of office user looking to establish their brand in the growing Downtown York market. The property has great visibility on the corner and captures a majority of the foot traffic passing by the Continental Square, an important corridor that sees a majority of the downtown traffic.

LOCATION

The project is located at the square of Downtown York in a well-known area. Downtown York has recently seen a lot of redevelopment and growth over the past 5 years which has led to a revitalization of the market. This is a prime spot for any user looking to operate in the downtown area of York, near many other businesses, restaurants, and offices that have established themselves in the growing market.

TRADE AREA

Adding to the stability of the location, 1 South George Street shows a 15-minute drive time demographic of over 270,825 people with household incomes of more than \$77,459 and daytime employment demographics equally as strong with 142,955. The demographics within a 10-mile radius include 269,477 people in 108,110 homes, a labor force of 141,379 with an average household income of \$77,555. The area's growth since 2000 has increased over 17.4%



POPULATION
224,307



EMPLOYEES
123,459



HH INCOME
\$82,554

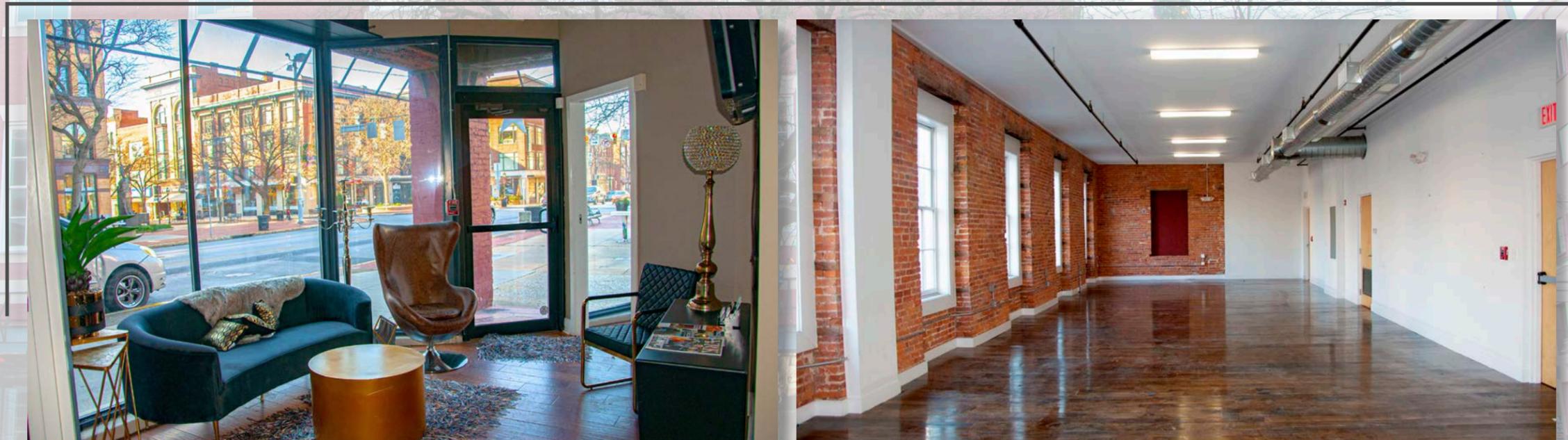


HOUSEHOLDS
89,110



TRAFFIC COUNTS
S. GEORGE ST
11,184 VPD

20 MINUTE DRIVE TIME DEMOGRAPHICS



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WEST MARKET STREET
8,000 VPD

WEST MARKET STREET
8,000 VPD

EAST KING STREET
3,000 VPD

± 10,000 SF
AVAILABLE

SOUTH GEORGE STREET 10,000 VPD



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