

1 S. GEORGE STREET

YORK, PA | 17401

±10,000 SF AVAILABLE | FOR LEASE



NEARBY

 Northwest

 Marco's
Italian Restaurant & Pizzeria

 PeoplesBank
A Capital City Bank Company
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

ACTIVE MEMBER OF:
 RETAIL BROKERS
NETWORK

York Office: 3528 Concord Rd. York, PA 17402
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341
Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601

ABE KHAN | BRAD ROHRBAUGH | CHAD STINE
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1 SOUTH GEORGE STREET

York, PA | 17401



PROPERTY OVERVIEW

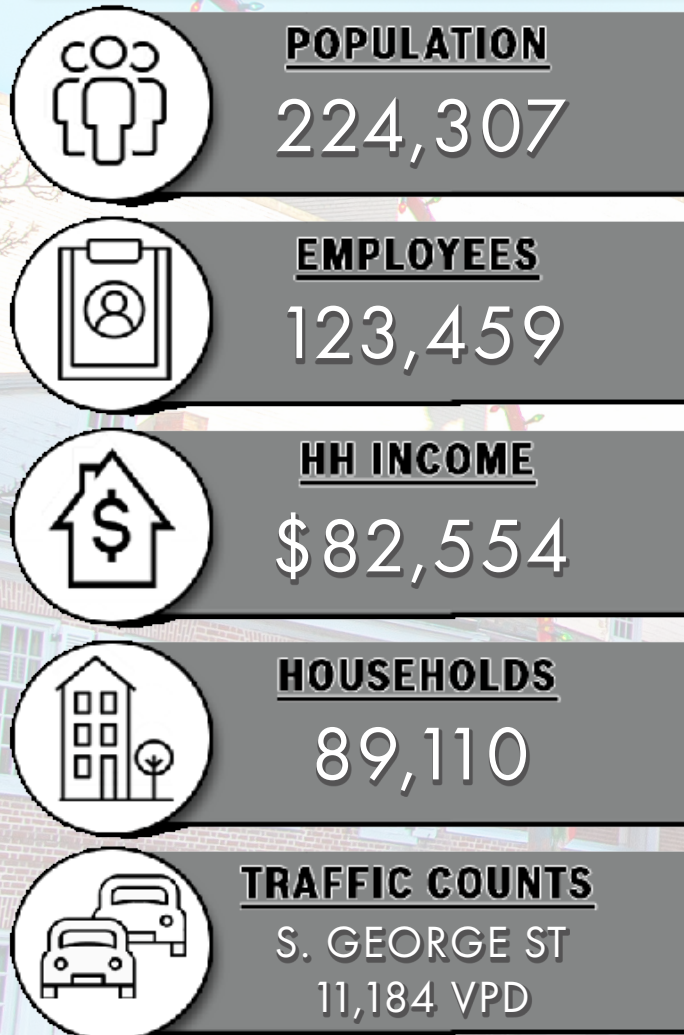
1 South George Street is a well-located, recently renovated office building located in historic Downtown York. There are multiple finished office spaces in the building with contemporary designs that are great for any type of office user looking to establish their brand in the growing Downtown York market. 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

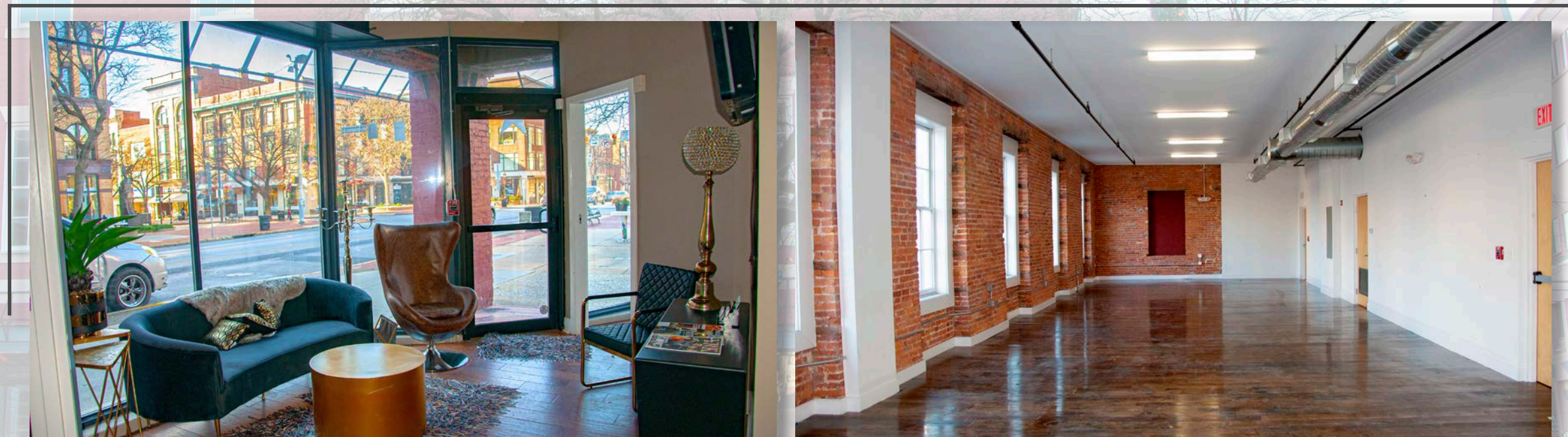
The project is located at the square of Downtown York in a well-known area. Downtown York has recently seen a lot of redevelopment and growth over the past 5 years which has led to a revitalization of the market. This is a prime spot for any user looking to operate in the downtown area of York, near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



20 MINUTE DRIVE TIME DEMOGRAPHICS



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