

4050 N. George St | York, PA 17345

± 2,500 SF Retail Space Available

Available For Lease

Property Overview

4050 North George Street is a 2,500 square foot, recently developed retail building ideally located directly along busy North George Street, which is a main thoroughfare to Route 30 in Manchester, PA. The site benefits from having great visibility along North George Street (15,000 CPD), in front of the Giant anchored East Manchester Village Center with WellSpan as a reliable co-tenant. The property provides retailers the chance to break into a market where there is little retail opportunity remaining. With the project being anchored by the dominant Central PA grocer, Giant and surrounded by other retailers, the site offers great benefits for any kind of medical, office, or retail user interested in the tight corridor.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	21,536	60,142	169,164
TOTAL EMPLOYEES	11,289	30,077	77,783
AVERAGE HHI	\$95,141	\$87,935	\$76,909
TOTAL HOUSEHOLDS	8,435	23,911	65,957
TRAFFIC COUNTS: N. George St Ext. - ±15,000 VPD			



Blake Shaffer | Brad Rohrbough | Chad Stine | Abe Khan
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NETWORK

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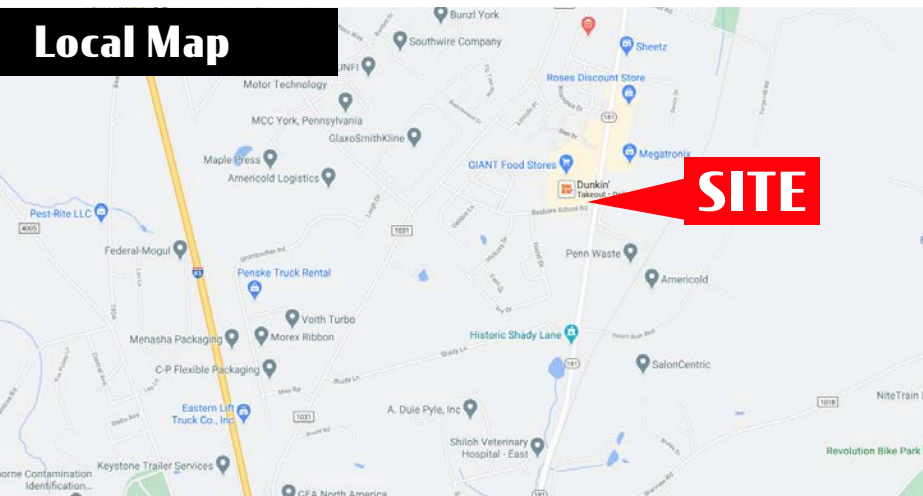
Location

The strategically positioned building benefits from having visibility along North George Street (15,000 CPD). The center has multiple separate, full access points, one of which is signalized. The York area has seen a great amount of growth over the past 10 years with the development of major retail projects including the redevelopment of Wal-Mart and Kohl's anchored power center, West Manchester Town Center. Located in Manchester Township, the center is located within a fast-growing market of residential, retail and warehouse distribution.

Trade Area

Adding to the stability of the project, 4050 North George Street shows a 20-minute drive time demographic of over 302,859 people with a household income more than \$75,769 and daytime employment demographics equally as strong with 153,625. The demographics within a 10-mile radius include 254,269 people in 100,514 homes, a labor force of 140,483 with an average household income of \$74,262. The areas growth has increased over 15.1% since 2000 with over 15,254 new homes.

Local Map



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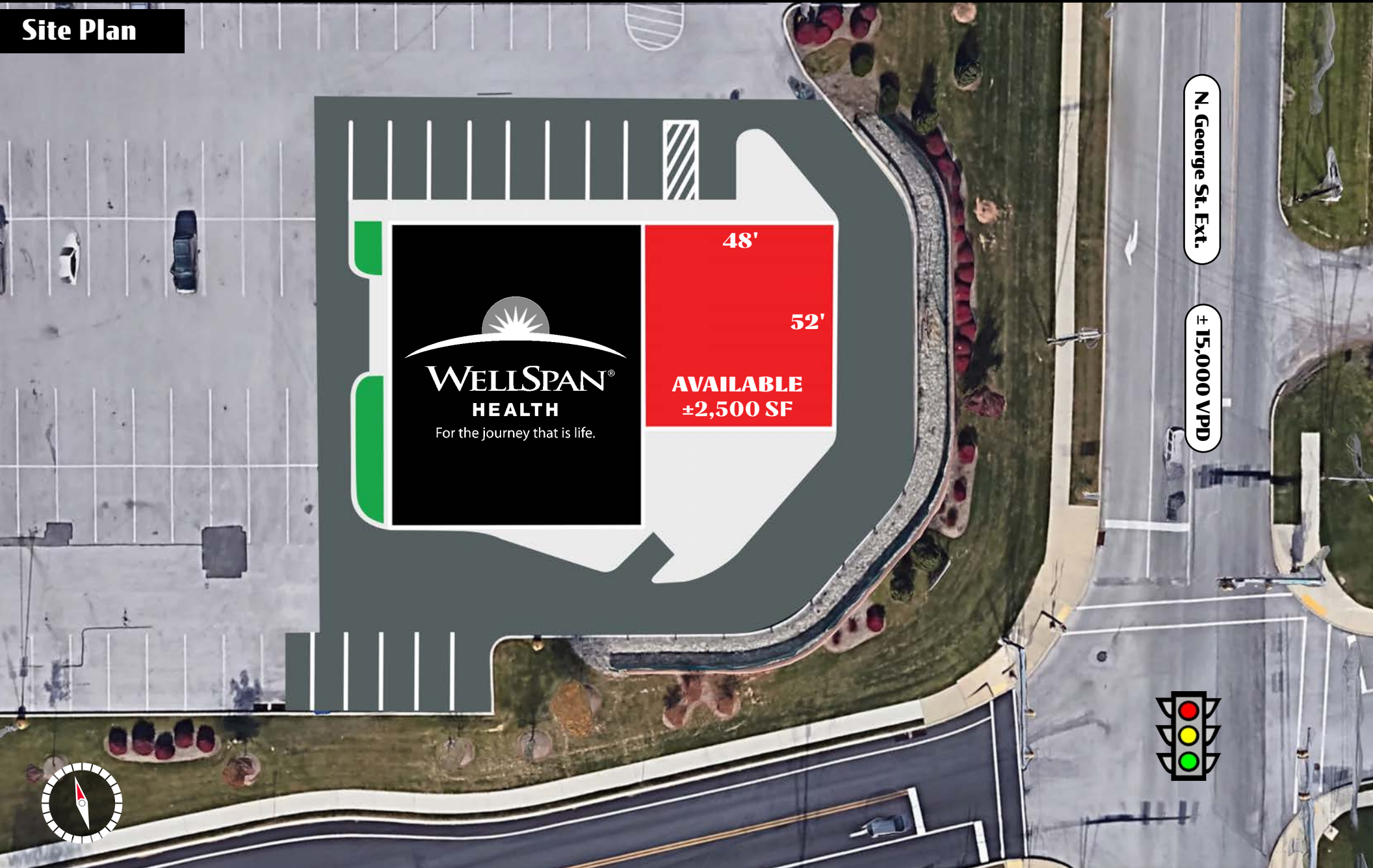
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Site Plan



N. George St. Ext.

± 15,000 VPD



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MARKET AERIAL



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