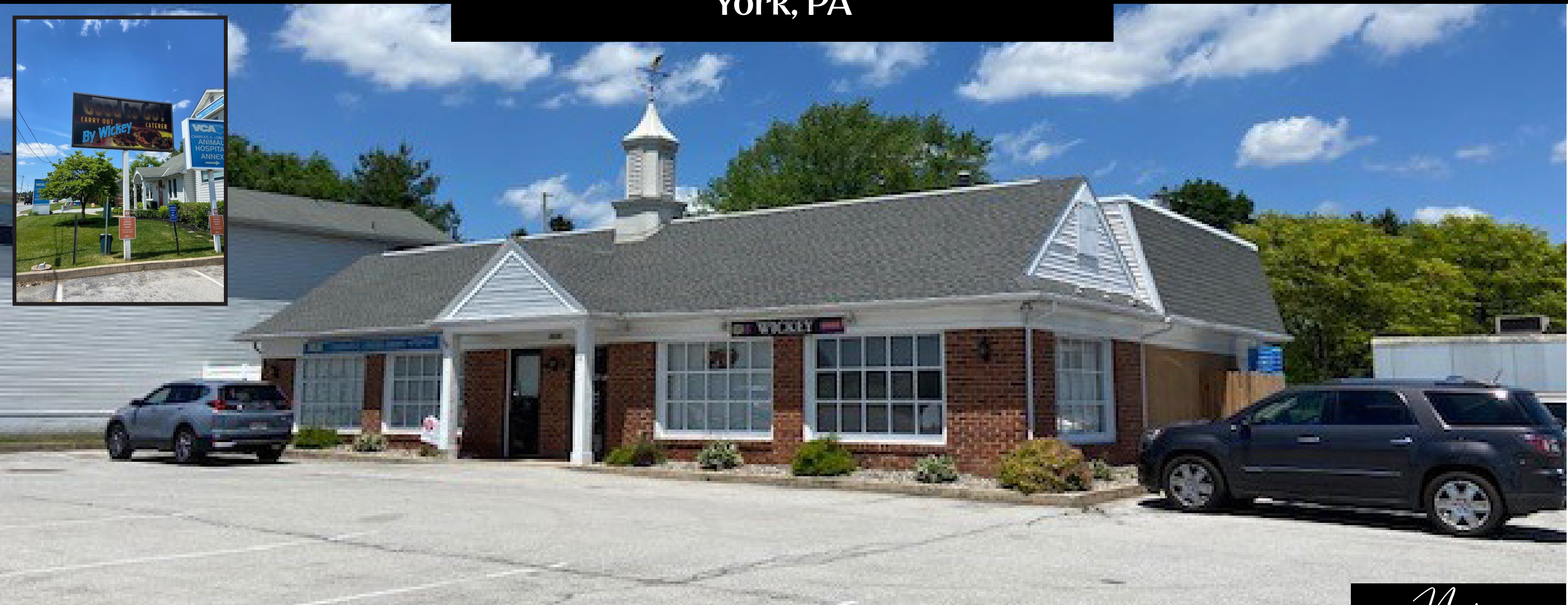


± 1,150 SF

2131 S. Queen St.
York, PA

FOR LEASE



PROPERTY OVERVIEW

1,150 SF available for lease on busy S. Queen St. Space is built out for a food use which includes a hood system that is already in place. Great location for a takeout/carryout restaurant. The back of the property can be used for outdoor seating.

LOCATION

Located on S. Queen St adjacent to the new Wellspan Urgent Care office. Plenty of traffic and visibility from S. Queen St. Conveniently located near the I-83 exit. Includes a nice pylon sign on S. Queen St. that can be used by the tenant. 22 parking spaces available.

TRADE AREA

The site is located in a busy area of S. Queen St. just off of the I-83 exit. Lots of traffic with approximately 26,000 cars per day driving by the site. Businesses in the immediate area include Starbucks, McDonalds, Chipotle, MOD Pizza, Dunkin Donuts, PriceRite, and JoAnne Fabrics. York Hospital and Penn State York campus are located less than 5 minutes from the property. Rapidly growing area of South York.

Nearby:

noodles
E COMPANY



Panera
BREAD



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

BLAKE GROSS | RYAN MYERS
717.843.5555
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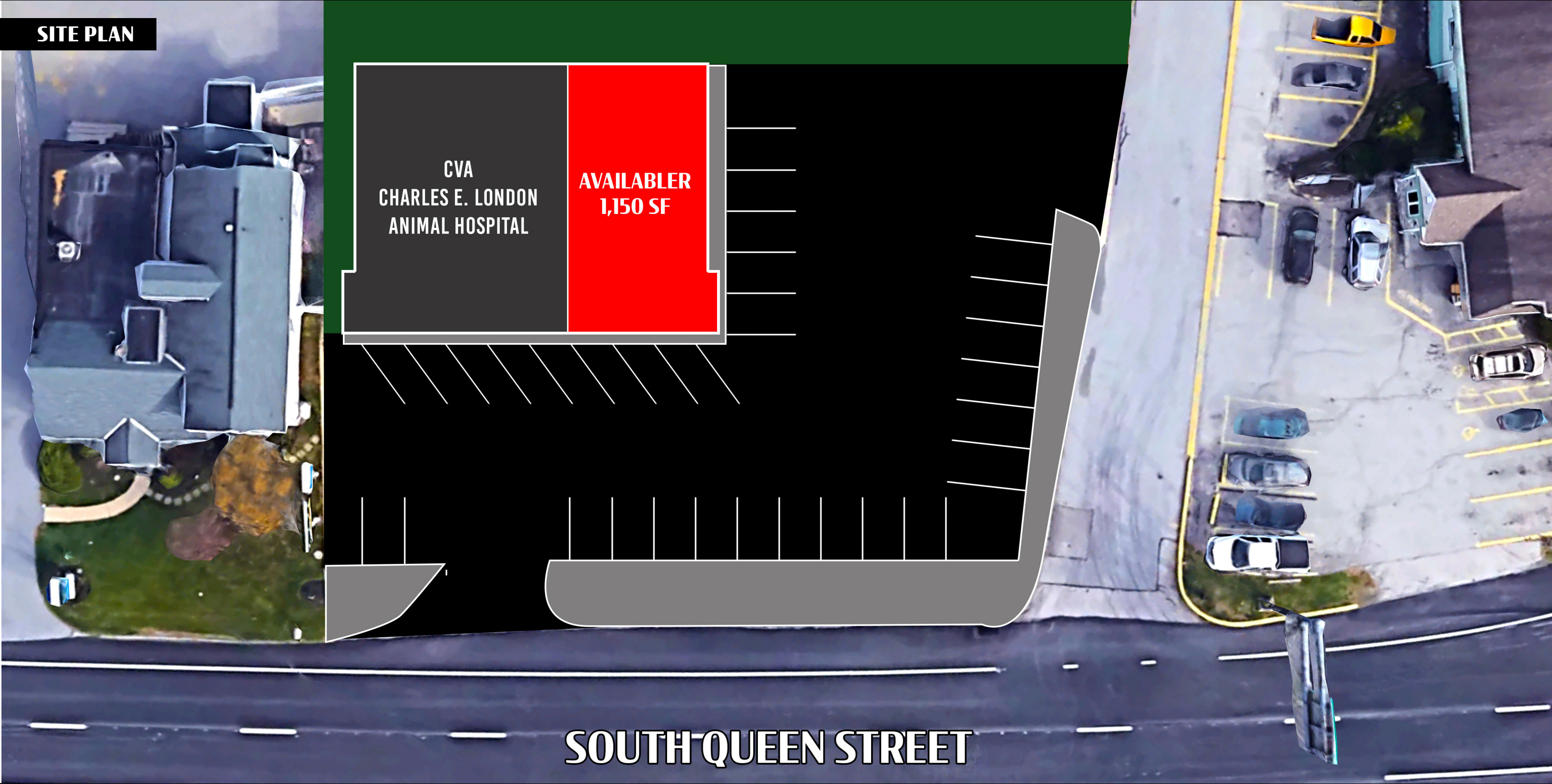
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2131 South Queen St.

York, PA

Available For Lease

SITE PLAN



CVA
CHARLES E. LONDON
ANIMAL HOSPITAL

AVAILABLE
1,150 SF

SOUTH-QUEEN STREET

ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK

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2131 South Queen St.

York, PA

Available For Lease

MARKET OVERVIEW

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	72,955	151,077	202,646
TOTAL EMPLOYEES	59,126	122,023	163,885
AVERAGE HHI	\$79,843	\$75,754	\$79,216
TOTAL HOUSEHOLDS	28,636	58,785	79,404
TRAFFIC COUNTS: S Queen St - 20,779 VPD I-83 - 72,878 VPD			



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