

# 1756 S Queen Street

York, PA | 17403

*For Lease*



## *Property Overview*

1756 S Queen Street is a 5-unit, 13,975 square foot mixed use building situated along one of York's popular corridors. The property offers excellent exposure, ample parking, and easy access to York City as well as I-83.

*Available*  
**±4,800 SF**

*Surrounding Retailers*

**weis** **SHEETZ**  
**tropical SMOOTHIE CAFE** **Price Rite**  
**DOLLAR TREE**

**BW COMMERCIAL** Blake Shaffer | Brad Rohrbaugh | Chad Stine  
For Leasing Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)

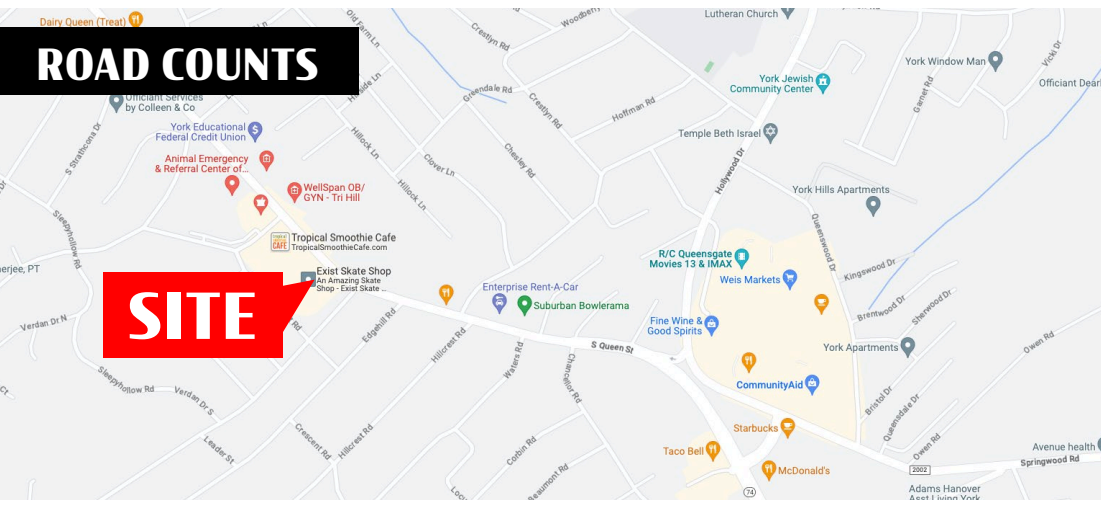
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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	6,990	73,788	152,331
TOTAL EMPLOYEES	5,312	40,371	78,417
AVERAGE HHI	\$88,931	\$80,244	\$77,503
TOTAL HOUSEHOLDS	3,031	28,436	59,268

TRAFFIC COUNTS:  
**S Queen St** ± 26,000 VPD | **I-83** ± 60,000 VPD



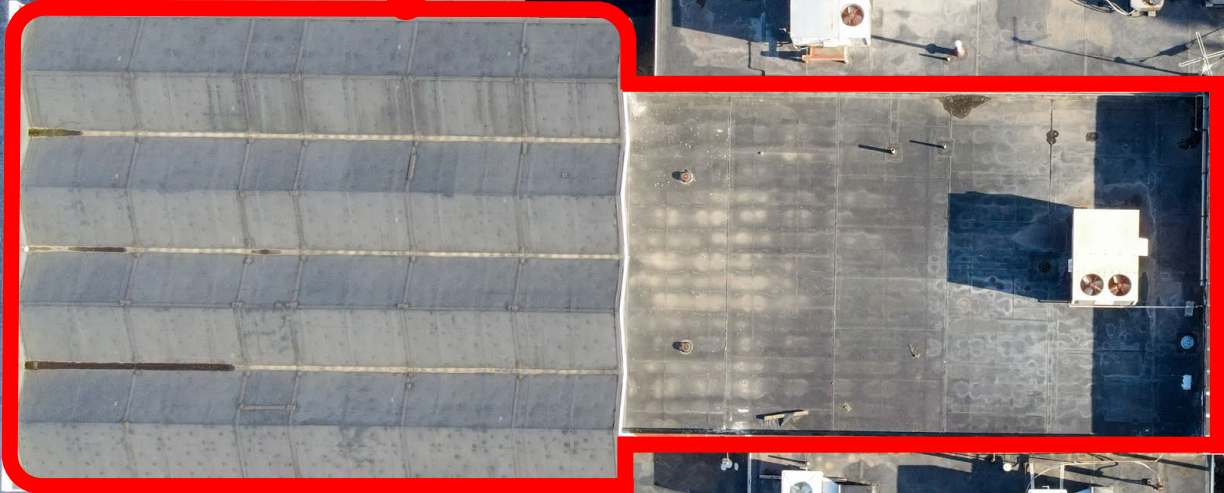
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**SITE PLAN**

**±4,800 SF**



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## MARKET AERIAL



# 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.

At Bennett Williams, your investments are always in good hands. Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the investment sales segment of the industry.



Bennett Williams is a member of the Capital Markets Real Estate Network, a nationwide network of professionals dedicated to, and specializing in the capital markets segment of commercial real estate. CMRE is comprised of the most highly-qualified, best-experienced independent Capital Market real estate professionals.

## LISTING AGENTS:

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## OUR LOCATIONS:

### YORK OFFICE:

3528 Concord Rd.  
York, PA 17402

### EXTON OFFICE:

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

### WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310,  
Williamsport, PA 17701

### LANCASTER OFFICE:

150 Farmington Lane  
Lancaster, PA 17601

### NEW JERSEY OFFICE:

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

### WEST CHESTER OFFICE:

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

### CONTACT US

717.843.5555 | [www.bennettwilliams.com](http://www.bennettwilliams.com)

