

2351 Freedom Way | York, PA 17402

± 11,994 SF Premier Office Space Available

Available For Lease

Property Overview

2351 Freedom Way is a well-located multi-tenant office building, located in the South York, PA market off of Springwood Road (16,000 VPD), along Freedom Way. The site presents the opportunity for someone to lease up to 10,000 SF on the main level of the building. The property has adequate parking and is well maintained.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	66,347	150,440	197,075
TOTAL EMPLOYEES	26,146	70,611	89,472
AVERAGE HHI	\$83,638	\$76,491	\$78,255
TOTAL HOUSEHOLDS	26,382	58,257	77,313

TRAFFIC COUNTS:

Springwood Drive - ±16,000 VPD | I-83 - ±68,000 VPD



BRAD ROHRBAUGH | CHAD STINE
717.843.5555
www.bennettwilliams.com

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
New Jersey Office: 309 Fellowship Rd, Suite 200, Mt. Laurel, NJ 08054

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Location

Along with its great visibility and access to Springwood Road (16,000 VPD), as well as Interstate 83 (68,000 VPD), the site benefits from a demographic area that extends more than 10 miles. The site is also extremely convenient for anyone due to its proximity and ease of access to all of the major roadways and highways in the York market.

Trade Area

The site shows a 15-minute drive time demographic of over 256,120 people with household incomes of more than \$77,764 and daytime employment demographics equally as strong with 139,750. The demographics within a 10-mile radius include 265,791 people in 106,534 homes, a labor force of 135,877 with an average household income of \$77,781. The area's growth since 2000 has increased over 17% with 18,106 new homes.

Local Map



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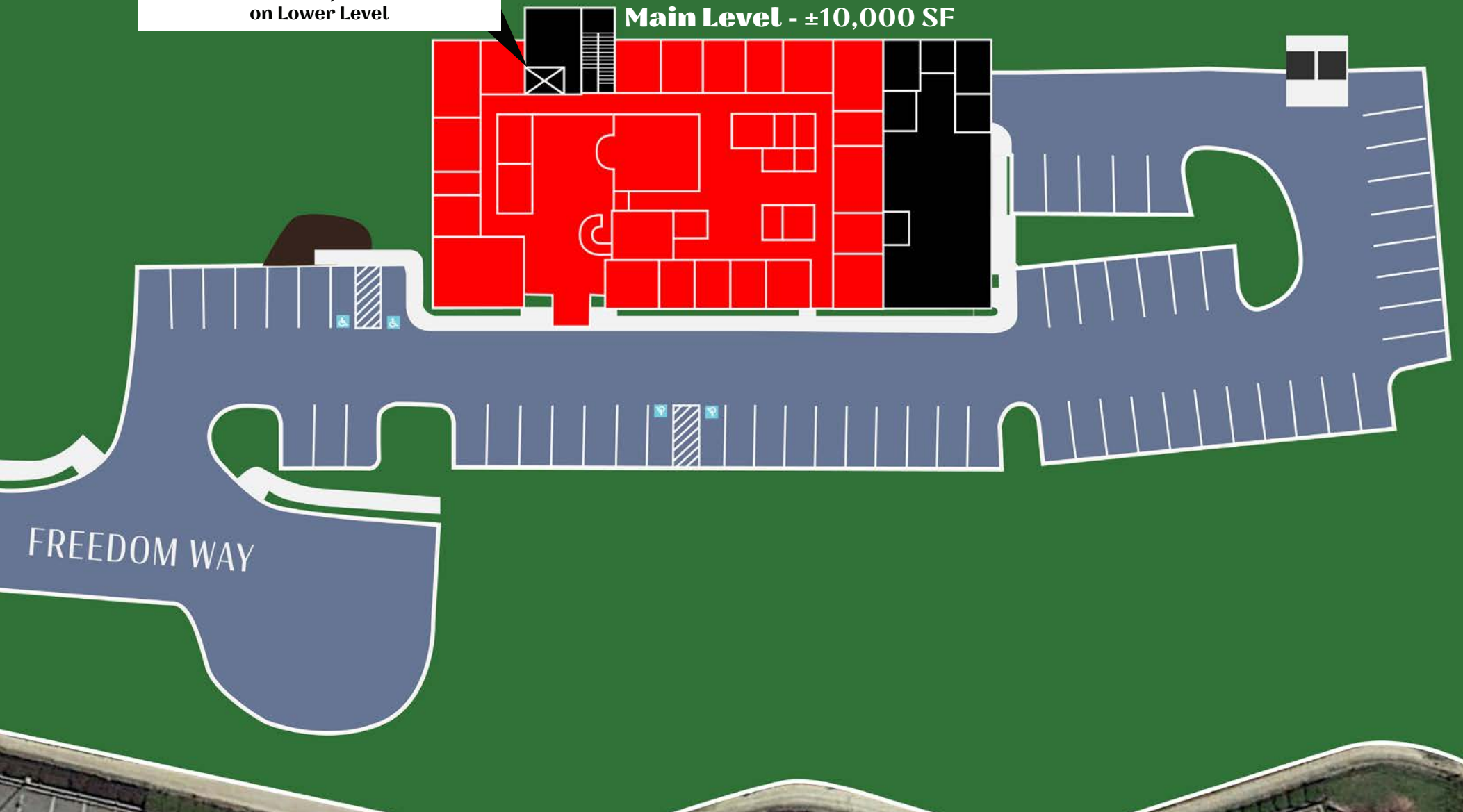
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Elevator to Lower Level
±2,000 SF Training and Breakroom
on Lower Level

Main Level - ±10,000 SF



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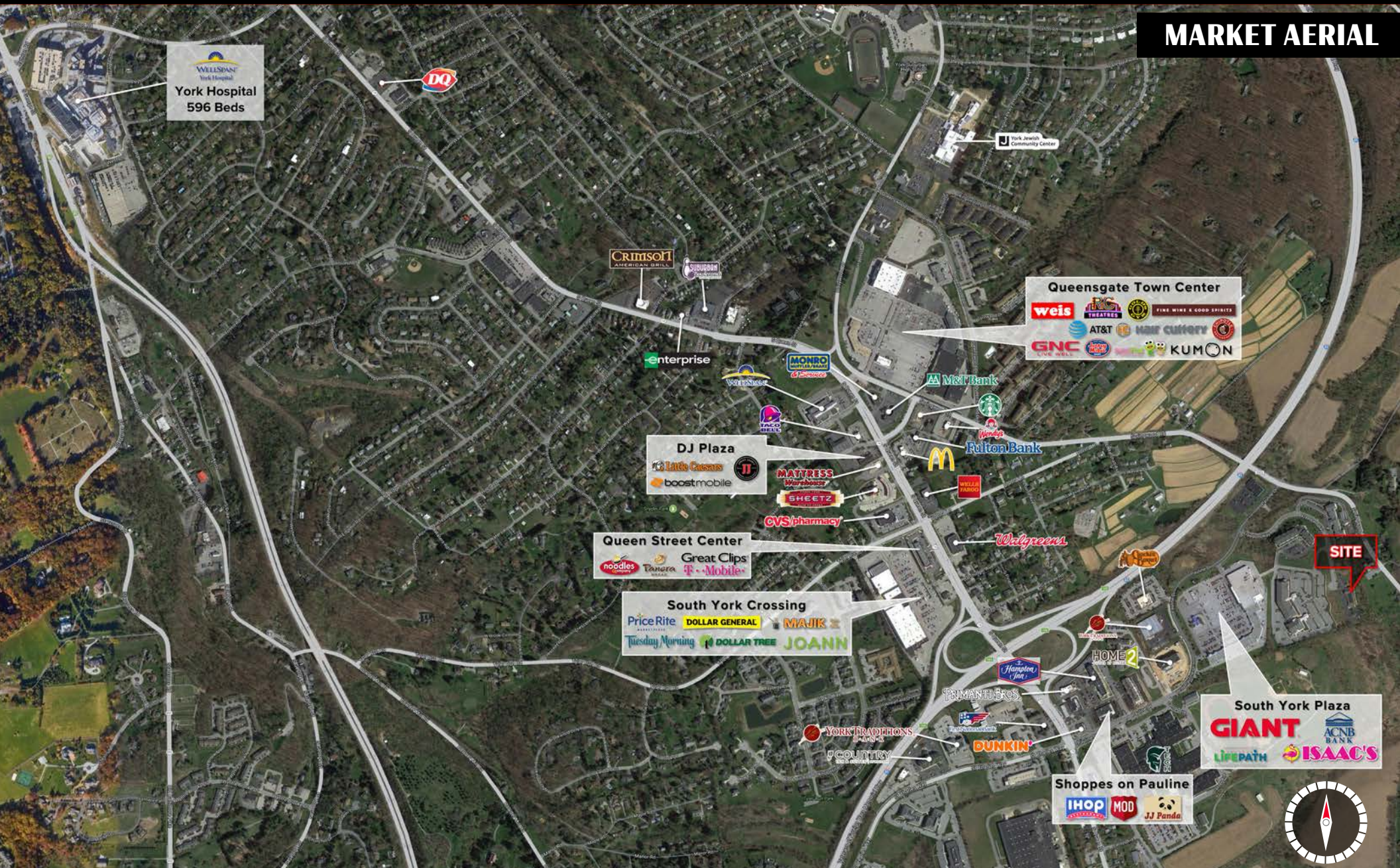
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