

3116-3118 E Market Street

York, PA 17402

For Lease



Property Overview

3118 E Market Street is a +/- 800 square-foot, newly renovated office space for lease. It's a great opportunity for an office, medical, or service use to enter the business corridor of E Market Street (±25,000 V.P.D.). The property offers a private parking lot, which is shared with the next-door tenant, and great visibility and exposure to passing vehicles.

± 800 SF Prime Office Space Available

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	53,149	134,087	199,677
TOTAL EMPLOYEES	27,575	64,646	96,314
AVERAGE HHI	\$79,990	\$77,214	\$80,387
TOTAL HOUSEHOLDS	21,224	52,247	78,052

TRAFFIC COUNTS:

E Market Street - ±25,000 VPD | Rt. 30 - ±50,000 VPD

ASHLEE LEHMAN | BLAKE SHAFFER | 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

Bennett WILLIAMS
COMMERCIAL REAL ESTATE

ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

3116-3118 E Market St | York, PA 17402

± 800 SF Prime Office Space Available

Available For Lease

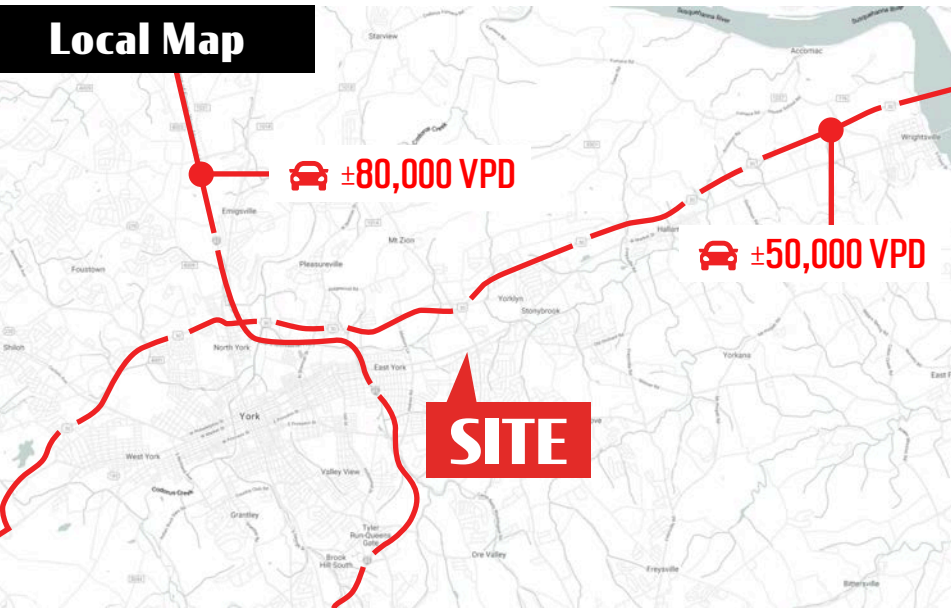
Location

The property is strategically located on E Market Street, which is a stone's throw from the Interstate 83 on and off ramp, and is one of the travel arteries from York to Wrightsville, to Lancaster, PA. You also have a nice mix of local/regional businesses along with National Retailers, which bring much traffic to the area. Nearby National Retailers include Walmart, ALDI, Lowe's, Sam's Club, and Burlington, just to name a few. Another attribute to the daytime population in the market is due to the number of industrial and office users.

Trade Area

Demographics are strong with 286,444 people within a 10-mile radius within 111,782 households, with an average household income of \$82,782. Adding to the stability are the 114,010 employees and 8,766 businesses within the same 10-mile radius.

Local Map



ASHLEE LEHMAN | BLAKE SHAFFER | 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

Bennett WILLIAMS
COMMERCIAL REAL ESTATE

ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

3116-3118 E Market St | York, PA 17402

± 800 SF Prime Office Space Available

Available For Lease

SITE PLAN



**±800 SF
AVAILABLE**

ASHLEE LEHMAN | BLAKE SHAFFER | 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

Bennett WILLIAMS
COMMERCIAL REAL ESTATE

ACTIVE MEMBER OF:
RETAILBROKERS
NETWORK

3116-3118 E Market St | York, PA 17402

± 800 SF Prime Office Space Available

Available For Lease

MARKET AERIAL



ASHLEE LEHMAN | BLAKE SHAFFER | 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

Bennett Williams COMMERCIAL REAL ESTATE
ACTIVE MEMBER OF: RETAIL BROKERS NETWORK