

1071 Edgar Street

York, PA | 17403

For Sale or Lease



Property Overview

Available
±18,574 SF

Edgar Business Center is a terrific, well located, multi-unit Commercial - Retail space. Newly constructed office (10,854 SF) + 7,720 SF that can be demised (or not) into 3 additional units. Flexible zoning allows for office retail tenant(s). Value - add through leasing the remaining suite(s). Located adjacent to medical office, WellSpan Health, Retail and Residential Area. Former Supermarket location provides abundant road frontage and parking.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	20,137	91,673	150,931
TOTAL EMPLOYEES	6,219	50,829	80,525
AVERAGE HHI	\$63,941	\$71,057	\$76,730
TOTAL HOUSEHOLDS	7,286	35,809	59,249

TRAFFIC COUNTS: Rathton Road ± 6,533 VPD

Michael Sheaffer
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: 2173 Embassy Drive, Suite 201, Lancaster, PA 17601
New Jersey Office: 309 Fellowship Rd, Suite 200, Mt. Laurel, NJ 08054

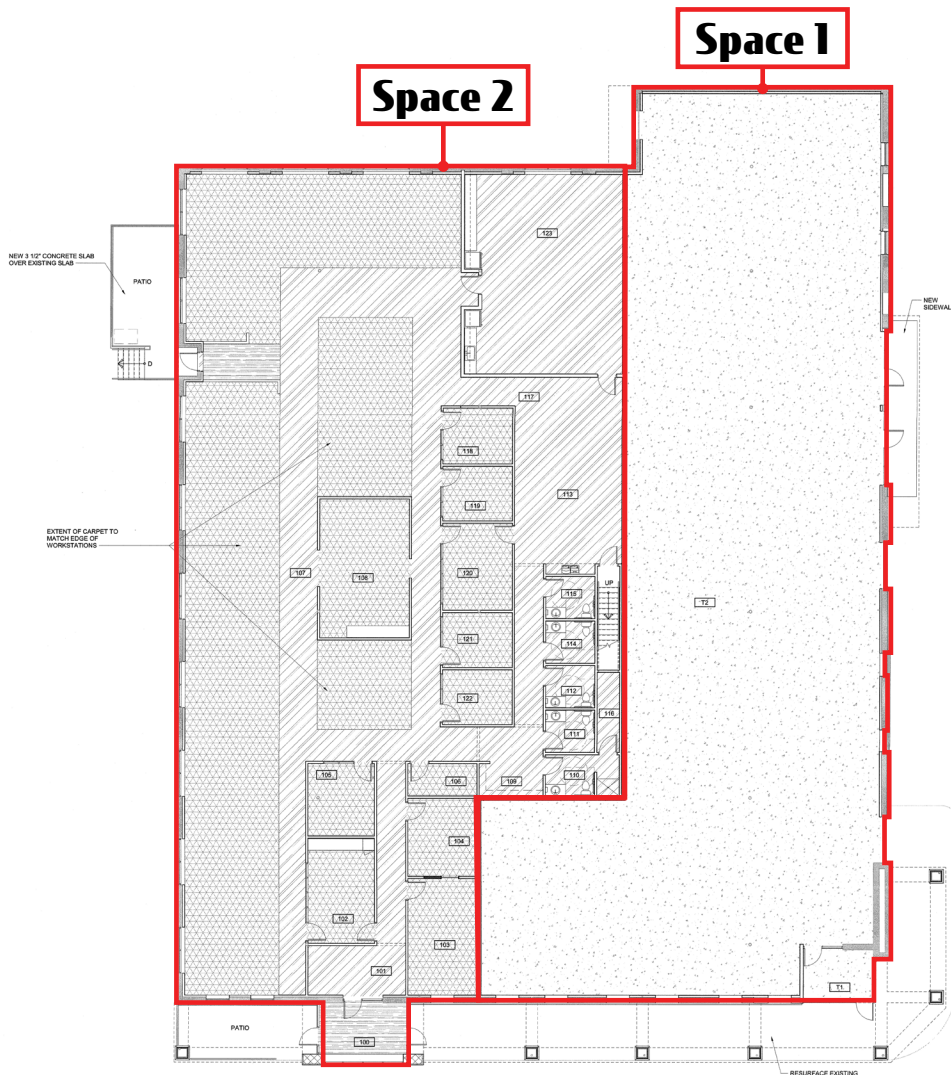
Bennett Williams
COMMERCIAL REAL ESTATE

ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK

1071 Edgar Street

York, PA | 17403

For Sale or Lease



FIRST FLOOR FINISH PLAN
DATE: 10/17/2018

SUITE	TENANT	SF
1	AVAILABLE	7,720
2	AVAILABLE	10,200 + 705 Mezzanine

Michael Sheaffer
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: 2173 Embassy Drive, 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

1071 Edgar Street

York, PA | 17403

For Sale or Lease



Michael Sheaffer
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: 2173 Embassy Drive, 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