

# 1071 Edgar Street

York, PA | 17403

*For Sale*



## *Property Overview*

*Available*  
**±18,574 SF**

**Edgar Business Center** is a terrific, well located, multi-unit Commercial - Retail space. Newly constructed office 10,250 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: <b>Rathton Road</b> ± 6,533 VPD			



**Michael Sheaffer**

For Sale Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



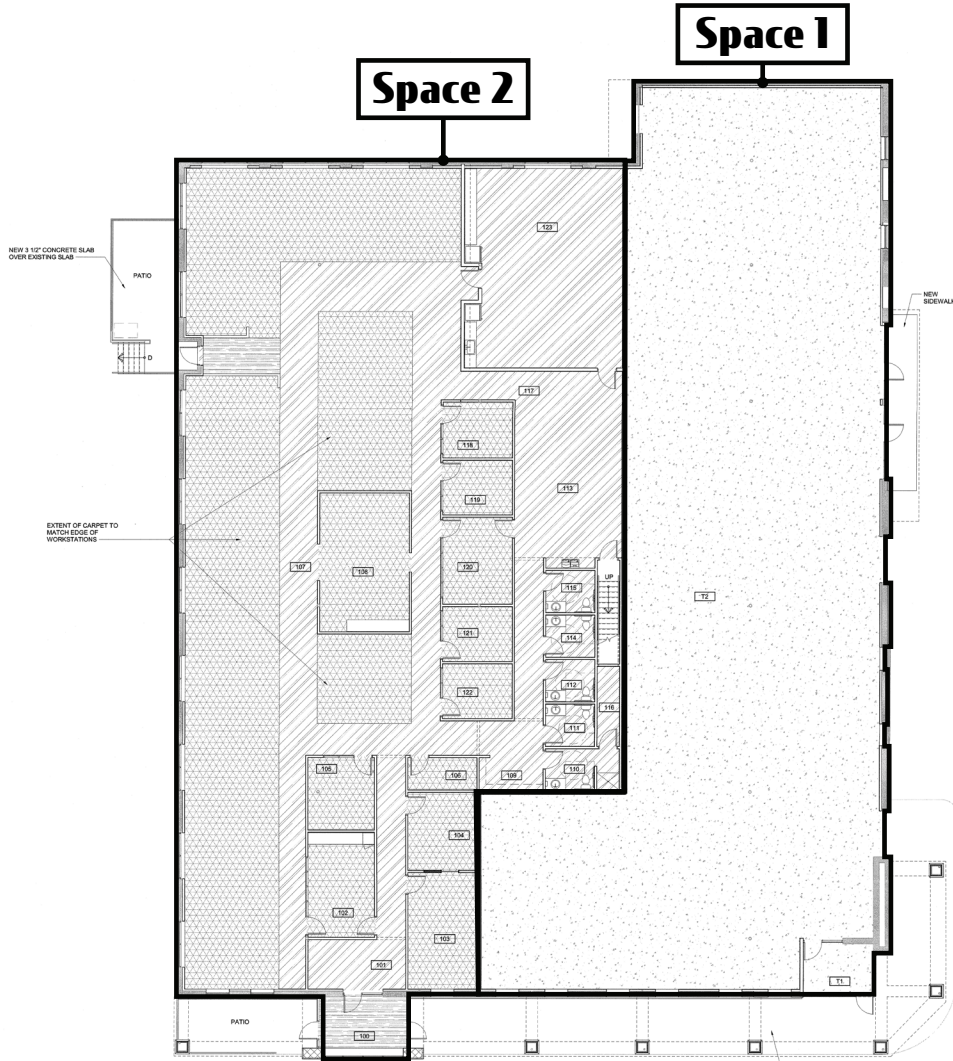
COMMERCIAL BROKERAGE. *Redefined.*



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SUITE TENANT

SF

1 Wellspan 7,720

2 Providence Engineering Corporation 10,250



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# 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:

**Michael Sheaffer**

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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

### CONTACT US

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