

1071 Edgar Street

York, PA | 17403

±7,720 SF **FOR LEASE**
±18,610 SF **FOR SALE**



Property Overview

Available
±7,720 - 18,610 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 ±7,720 SF suite. Located adjacent to medical office, WellSpan Health, Retail and Residential Area. The 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

For Sale Information: 717.843.5555 | Learn more online at www.bennettwilliams.com

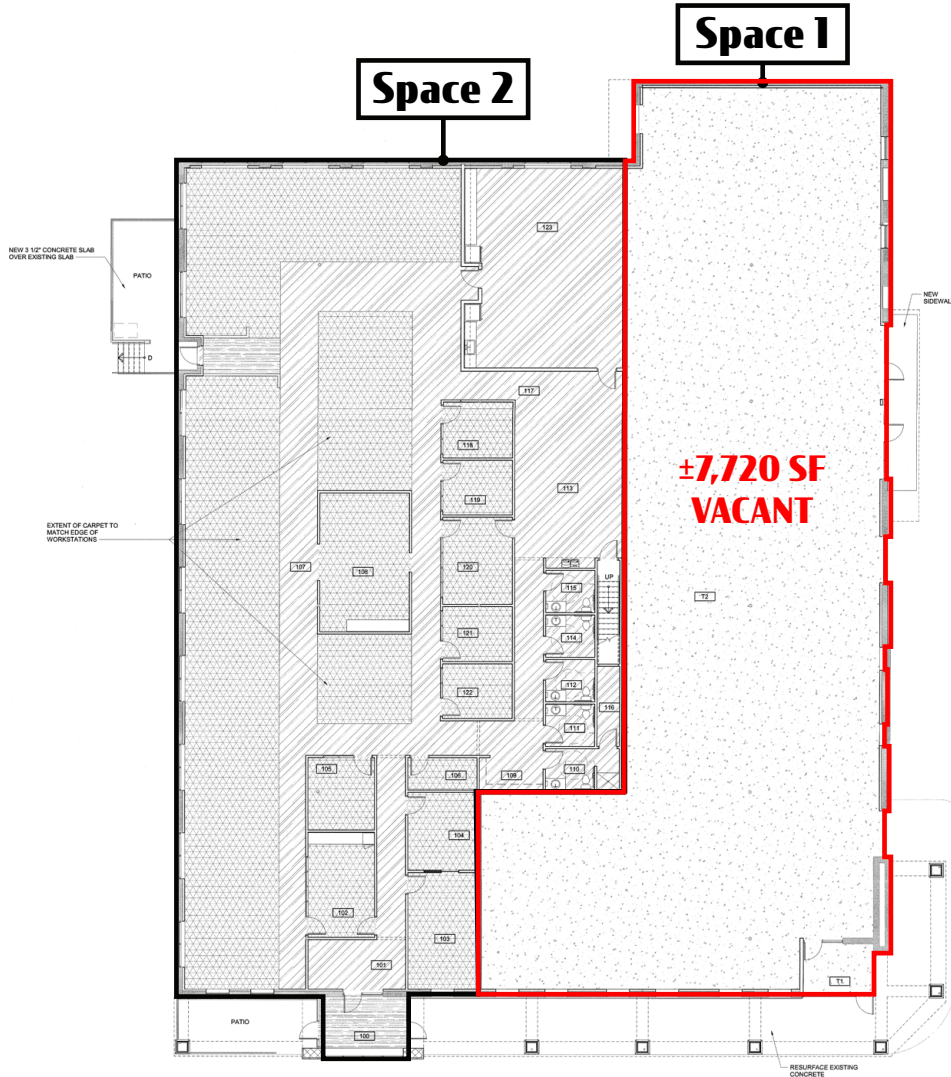


COMMERCIAL BROKERAGE. *Redefined.*

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FIRST FLOOR FINISH PLAN
SCALE: 1/8" = 1'-0"

SUITE	TENANT	SF
1	VACANT	7,720
2	Providence Engineering Corporation	10,250

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ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

COMMERCIAL BROKERAGE. *Redefined.*

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

EXTON OFFICE:

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

WEST CHESTER OFFICE:

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

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
State College, PA 16803

NEW JERSEY OFFICE:

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

LISTING AGENTS:



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CONTACT US

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About Bennett Williams

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Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

