

4157 N. George Street

York, PA | 17406

For Lease



Available
±3,744 SF

This former Santander Bank is adjacent to Chester Square a 62,840 square foot retail shopping center anchored by Rose's Discount Store, ideally located directly off of North George Street in Manchester, Pennsylvania. This shopping center is located along busy North George Street that is a main thoroughfare to Route 30. The site benefits from having great visibility along North George Street (15,000 VPD), as well as being located near Beshore School Road which provides direct access to the Board Road area that houses many manufacturers and warehouse buildings. This location provides retailers the opportunity for a freestanding building into an area with few similar opportunities. Other tenants in the adjacent Chester Square include Papa John's, Kim's Karate, Never Kwit Fitness, a beauty salon, a Chinese Restaurant and more.

INTERIOR PHOTOS



Surrounding Retailers



Bob Behler
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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
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ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK

4157 N. George Street

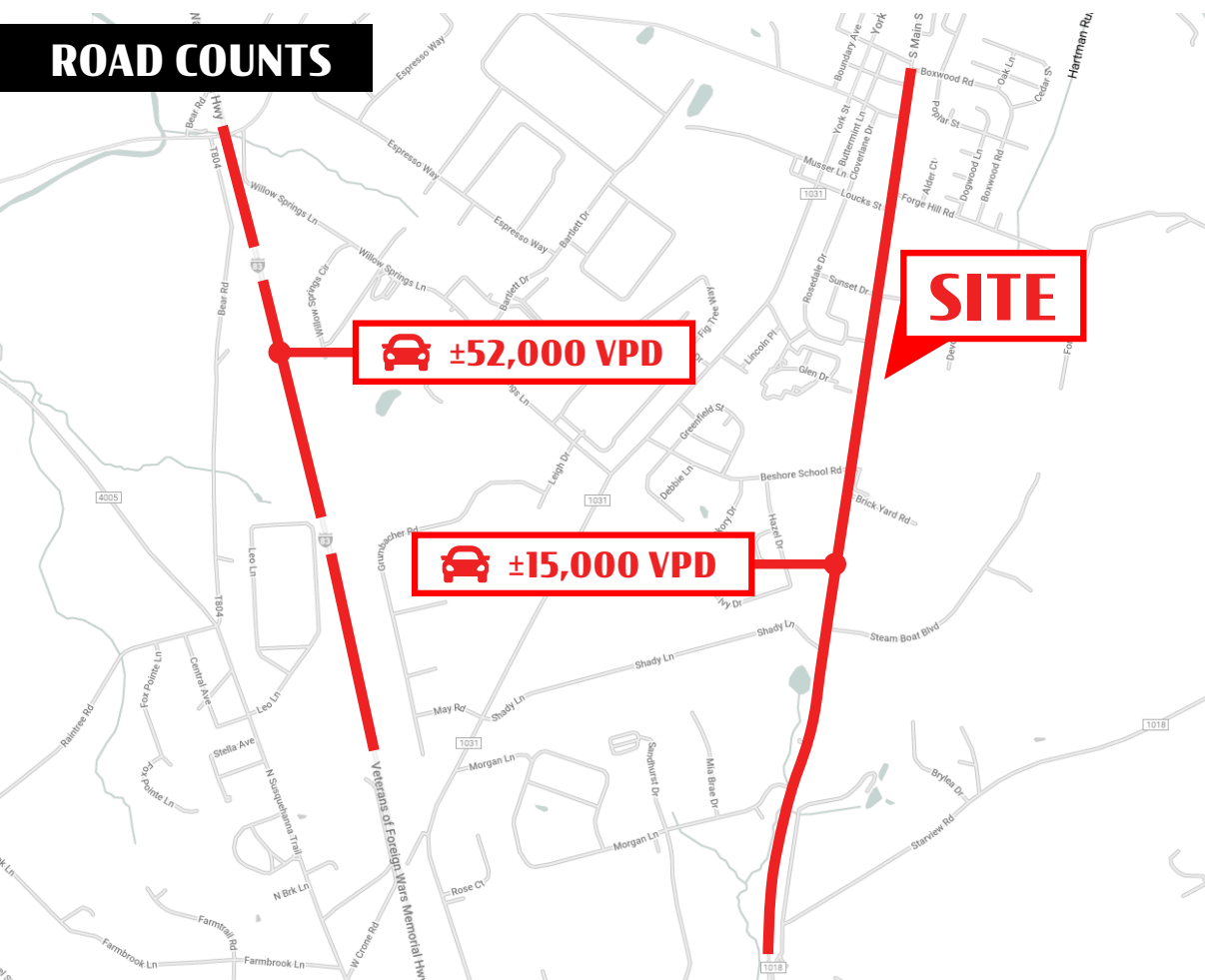
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Location

This location is strategically positioned, having visibility along North George Street (15,000 VPD). The York area has seen a great amount of growth over the past 10 years with the development of major retail projects including the redevelopment of Wal-Mart and Kohl's anchored power center, West Manchester Town Center. Located in Manchester Township, the center is located within a fast-growing market of residential, retail, manufacturing and warehouse/distribution.

ROAD COUNTS



Trade Area

The stability of the area comes from a 20-minute drive time demographic of over 302,859 people with a household income more than \$75,769 and daytime employment demographics equally as strong with 153,625. The demographics within a 10-mile radius include 254,269 people in 100,514 homes, a labor force of 140,483 with an average household income of \$74,262. The areas growth has increased over 15.1% since 2000 with over 15,254 new homes.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	22,742	64,199	173,044
TOTAL EMPLOYEES	11,270	30,731	78,033
AVERAGE HHI	\$93,135	\$86,238	\$78,062
TOTAL HOUSEHOLDS	8,741	25,031	66,640
TRAFFIC COUNTS: N George St ± 15,000 VPD			

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SITE PLAN



N George Street - ±15,000 VPD

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MARKET AERIAL



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