

*For Sale*

# 18 S. George Street

Downtown York

Unit #21 | York, PA 17401

*Available*

±**841 SF** Premier Space

## Property Overview

**18 South George Street** is a well-located, renovated office/condo building located in historic Downtown York. The building is located near many historic attractions, Central Market as well as some of York County's finest restaurants.

**Bob Behler**  
717.843.5555  
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**Bennett WILLIAMS**  
COMMERCIAL REAL ESTATE

ACTIVE MEMBER OF:  
**RETAIL BROKERS**  
NETWORK



# 18 S. George Street

Unit #21 | York, PA 17401

For **Sale**  
±841 SF

## Location

The project is located at the square of Downtown York. Downtown York has recently experienced tremendous redevelopment which has led to a revitalization of the downtown. This is a prime spot for any user looking to invest in the downtown area of York, near many other businesses, restaurants, and offices that have established themselves in the growing market.

## Trade Area

This location is strategically located halfway between the tourist attractions of The Gettysburg Battlefield and the Amish of Lancaster County. In addition Hershey Park is a short drive up I-83. The property's added draw is the location, 18 South George Street shows a 15-minute drive time demographic of over 270,825 people with household incomes of more than \$77,459 and daytime employment demographics equally as strong with 142,955. The demographics within a 10-mile radius include 269,477 people in 108,110 homes, a labor force of 141,379 with an average household income of \$77,555. The area's growth since 2000 has increased over 17.4%



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	31,198	89,006	151,932
TOTAL EMPLOYEES	17,183	51,489	82,468
AVERAGE HHI	\$44,140	\$65,894	\$77,796
TOTAL HOUSEHOLDS	11,332	35,019	59,426
TRAFFIC COUNTS			
S George Street - ±9,000 VPD   W Market Street - ±11,000 VPD			

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# DOWNTOWN *York*

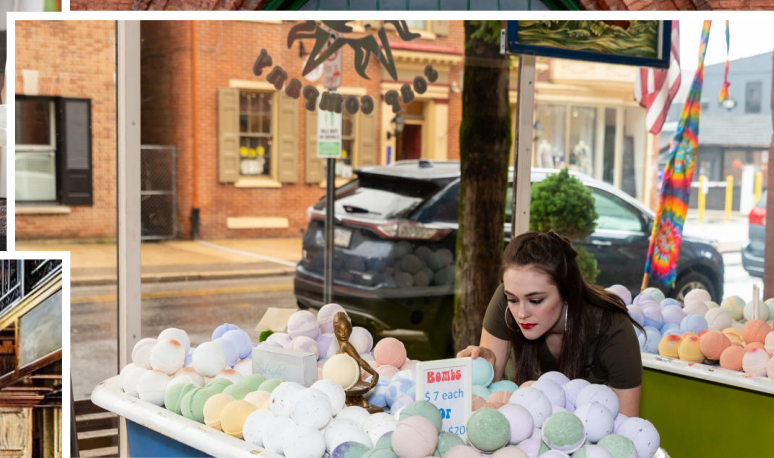
# MARKET



YORK SYMPHONY ORCHESTRA



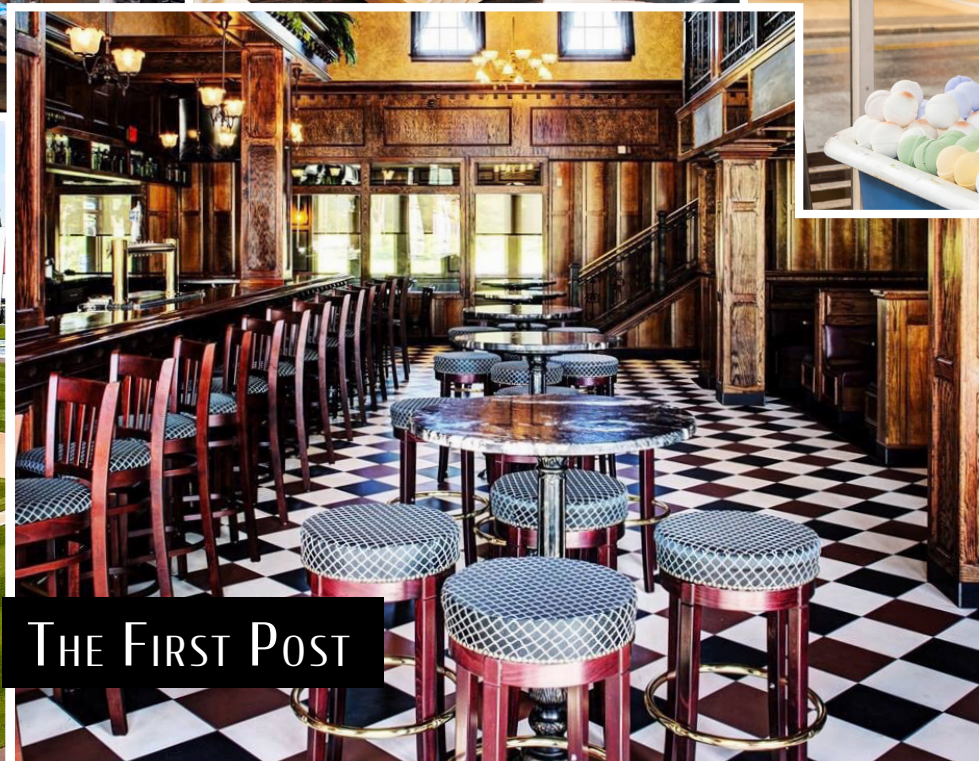
CENTRAL MARKET YORK



SUNRISE SOAP CO.



PEOPLESBANK PARK



THE FIRST POST





# MARKET AERIAL



Alexander D. Goode  
Elementary School



Yorktown Mall



York  
ACADEMY  
Regional Charter School



Delphia House

THE Yorktowne  
HOTEL



Site



PIZZA BOLLI'S



YC YORK CATHOLIC

Johnson  
Controls



DOLLAR GENERAL





# 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.

## INVESTMENT ADVISORS:

**Bob Behler**

[bbehler@bennettwilliams.com](mailto:bbehler@bennettwilliams.com)

## OUR LOCATIONS:

### YORK OFFICE:

3528 Concord Rd.  
York, PA 17402

### EXTON OFFICE:

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

### CONTACT US

717.843.5555  
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### LANCASTER OFFICE:

2173 Embassy Dr., Suite 201  
Lancaster, PA 17601

### NEW JERSEY OFFICE:

309 Fellowship Rd, Suite 200  
Mt. Laurel, NJ 08054

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