

*For Lease*

# Chester SQUARE

6,400 SF Pad Site

4215 N. George Street | Manchester, PA 17345

**ROSES**

**THE COMPOUND**  
YORK, PENNSYLVANIA

**PAPA JOHN'S**  
Better Ingredients. Better Pizza.

N George Street  
#11,000 VPD



Blake Shaffer | Abe Khan | Brad Rohrbaugh | Chad Stine  
For Leasing Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



COMMERCIAL BROKERAGE. *Redefined.*



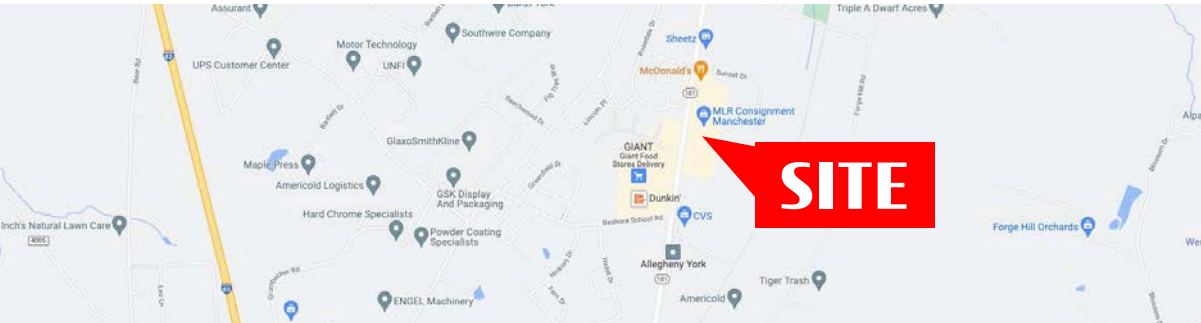
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## Property Overview

Chester Square is a 63,325 SF shopping center anchored by Roses Department Store that services the Manchester and Mount Wolf areas just north of York. Other tenants in the center are Papa John's, The Compound and Mommy's Lil Rascals Consignment Shop.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	22,688	64,724	175,044
TOTAL EMPLOYEES	12,364	32,285	80,813
AVERAGE HHI	\$93,329	\$83,419	\$78,143
TOTAL HOUSEHOLDS	8,641	25,288	67,289
TRAFFIC COUNTS: <b>N George Street</b> ± 11,000 VPD			

## Location

Chester Square is located on North George Street in Manchester about 10 minutes north of York. This neighborhood center is conveniently located and services the areas north of York. Located less than 5 minutes from I-83 and Route 30.

## Trade Area

There are approximately 52,950 residents within 5 miles of the center. Giant, Dollar Tree, McDonald's, and Advanced Auto Parts are all located within a quarter mile of the center. There has been a steady amount of residential growth within the Manchester and Mount Wolf areas over the past 15 years.



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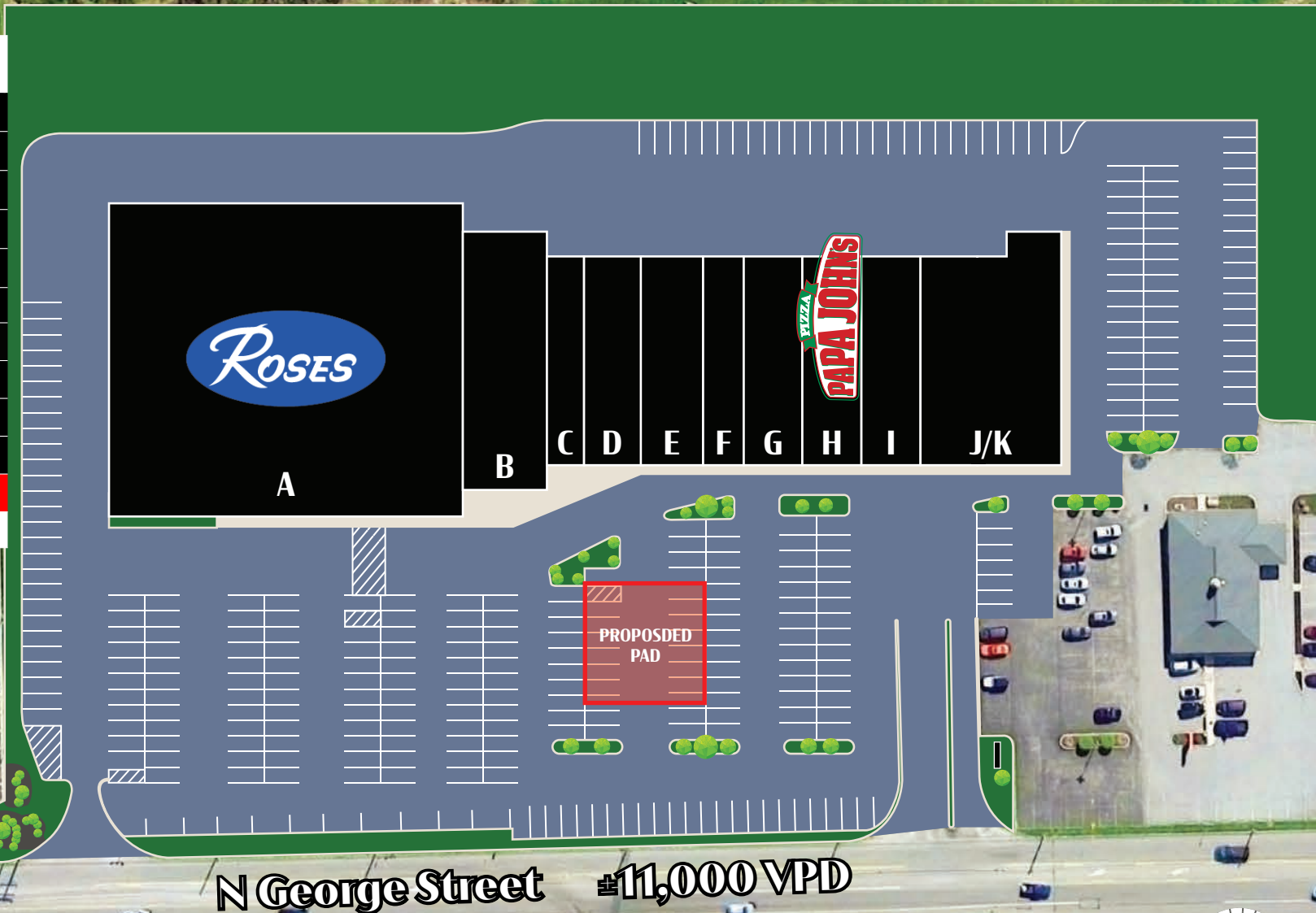
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## SITE PLAN

SUITE	TENANT	SF
A	Roses	35,000
B	The Compound	7,200
C	Men's Barber Shop	1,200
D	The Farmhouse on 8 <sup>th</sup>	1,810
E	MLR Ministries	2,288
F	Meesh O Hair Studio	1,280
G	Eagle Tae Kwon Do	2,080
H	Papa John's	1,600
I	Peking Chinese Restaurant	1,600
J/K	Mommy's Lil Rascals	9,267
<b>PAD</b>	<b>AVAILABLE</b>	<b>6,400</b>
<b>CENTER TOTAL</b>		<b>63,625</b>



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## MARKET AERIAL



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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:

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## OUR LOCATIONS:

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York, PA 17402

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### EXTON OFFICE:

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Suite 409, Exton, PA 19341

### NEW JERSEY OFFICE:

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Moorestown, NJ 08057

### WILLIAMSPORT OFFICE:

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### CONTACT US

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