

2300 S Queen Street

YORK, PA | 17402

FOR SALE/LEASE



Nearby Retailers

GIANT **HANDEL'S**
HOMEMADE ICE CREAM SINCE 1945



2300 South Queen Street is a 2,392 square foot former free-standing bank for lease, located in York Township. It sits on the fully signalized intersection of South Queen Street and Dew Drop Road, with a point of access from each street. The site benefits from a drive-thru, ample parking, and easy access.

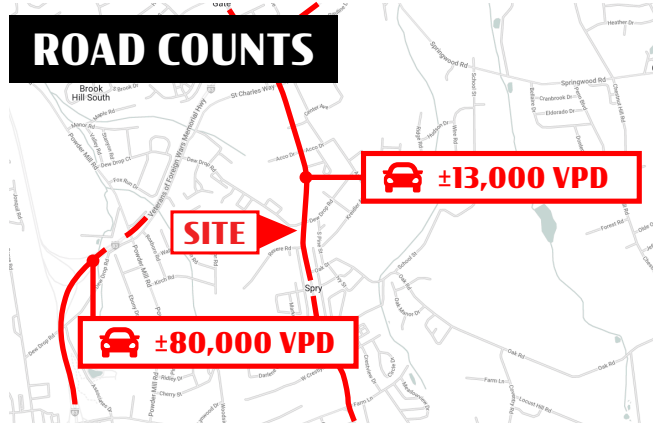
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LOCATION

2300 South Queen Street is ideally located on the main travel artery and retail corridor of Southern York. The site will service surrounding towns like York, Red Lion, Dallastown, and Shrewsbury. Traffic generating attractions in the area include York County School of Technology, Queensgate Towne Center, OSS Health, and surrounding businesses like Giant, Starbucks, PA Fitness, and Jersey Mikes, just to name a few.



TRADE AREA

Adding to the stability of the market is the demographics within a 10-mile radius. You will find just under 273,000 people within 106,147 households, with an average annual income of \$82,624. The daytime demographics are also attributed to the +/- 8,500 businesses and +/- 114,000 employees within the same 10-mile radius.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	48,890	144,877	194,043
TOTAL EMPLOYEES	21,078	70,283	94,961
AVERAGE HHI	\$86,612	\$77,361	\$79,534
TOTAL HOUSEHOLDS	19,234	55,719	75,737
TRAFFIC COUNTS: S Queen St ± 13,000 VPD			

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MARKET AERIAL



About Bennett Williams

Bennett Williams
COMMERCIAL REAL ESTATE

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.

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