

2568 N George St

York, PA | 17406

For Sale



Property Overview

Available
±2,806 SF

2568 N George St Freestanding residential style building which was used as an office building for decades and currently configured for two tenants located a mile off Interstate 83 Exit 22 North George Street. This property offers excellent visibility, easy access, large parking area, single vehicle garage, and large illuminated 4' X 8' business sign. There is a verbal lease agreement with Pennsylvania Wealth Management which is leasing a portion of the first floor (right entrance) month-to-month for \$550.00 gross.

Surrounding Retailers



Comfort™

HOMWOOD SUITES
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Keith Kahlbaugh

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

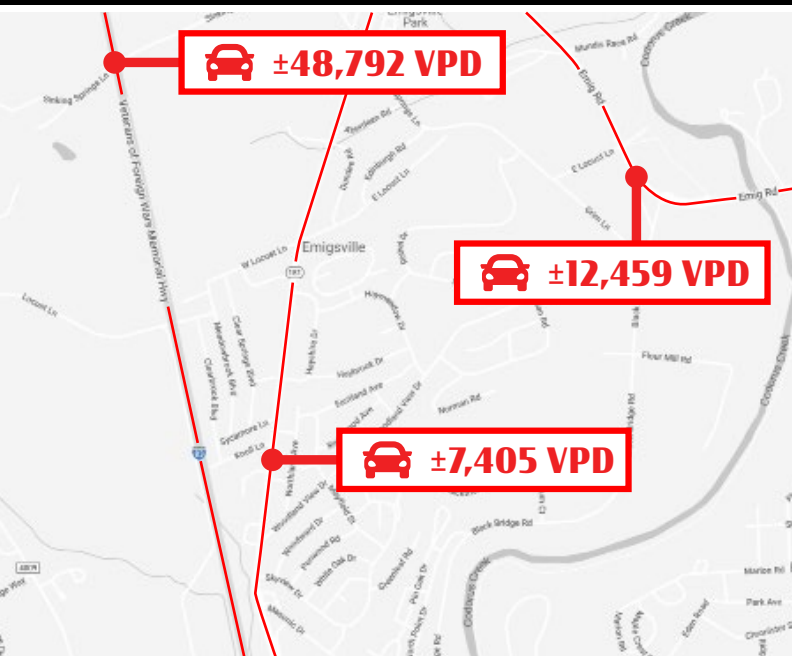


COMMERCIAL BROKERAGE. *Redefined.*

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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	5,640	57,951	148,530
TOTAL EMPLOYEES	1,815	39,657	79,656
AVERAGE HHI	\$80,319	\$69,948	\$76,914
TOTAL HOUSEHOLDS	2,498	23,245	57,482

TRAFFIC COUNTS: **N George St** ± 7,405 VPD



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MARKET AERIAL



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Bennett Williams
COMMERCIAL REAL ESTATE

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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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