

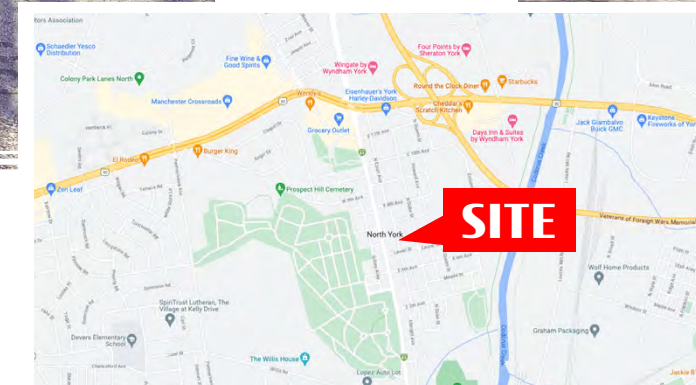
≡ **12 East 7<sup>th</sup> Ave**  
York, PA | 17404

±6,450 SF  
AVAILABLE

*For Sale or Lease*



## LOCAL MAP



## Property Overview

Former Culinary School conveniently located right off of route 30 and a 5 minute drive to I-83. 6,450 SF ready to move in and start baking! Perfect for a catering company looking for a full size kitchen with a long list of equipment! Three large kitchen area's, a walk-in cooler, baking area, three overhead hood systems for each kitchen, large grease trap, mixers, etc.

**BW** COMMERCIAL  
Francesco Conigliaro  
For Property Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)

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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	13,241	92,275	154,390
TOTAL EMPLOYEES	12,489	51,323	85,386
AVERAGE HHI	\$47,763	\$67,251	\$77,590
TOTAL HOUSEHOLDS	5,478	35,820	60,329

TRAFFIC COUNTS: N George Street ± 12,000 VPD



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**Market Overview**



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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:

**Francesco Conigliaro**

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## OUR LOCATIONS:

### YORK OFFICE:

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### EXTON OFFICE:

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### WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310,  
Williamsport, PA 17701

### LANCASTER OFFICE:

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### NEW JERSEY OFFICE:

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### CONTACT US

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