

# 1003 N George Street

York, PA 17404

*Investment Property  
For Sale*



Bennett Williams is excited to showcase 1003 N George Street, a prime income-producing property. With two retail tenants on the first floor, five private offices on the second, and an occupied apartment on the third level, this property offers a diverse range of investment opportunities.

For those seeking a value-add property, this is the perfect fit, with most leases operating year-to-year and below market rates. Additionally, the property boasts a convenient parking lot off E 6th Street, ensuring easy access. Situated near Route 30 and historical downtown York, the location offers both visibility and accessibility.

Interested in learning more about this exceptional investment opportunity? Reach out today for further details!

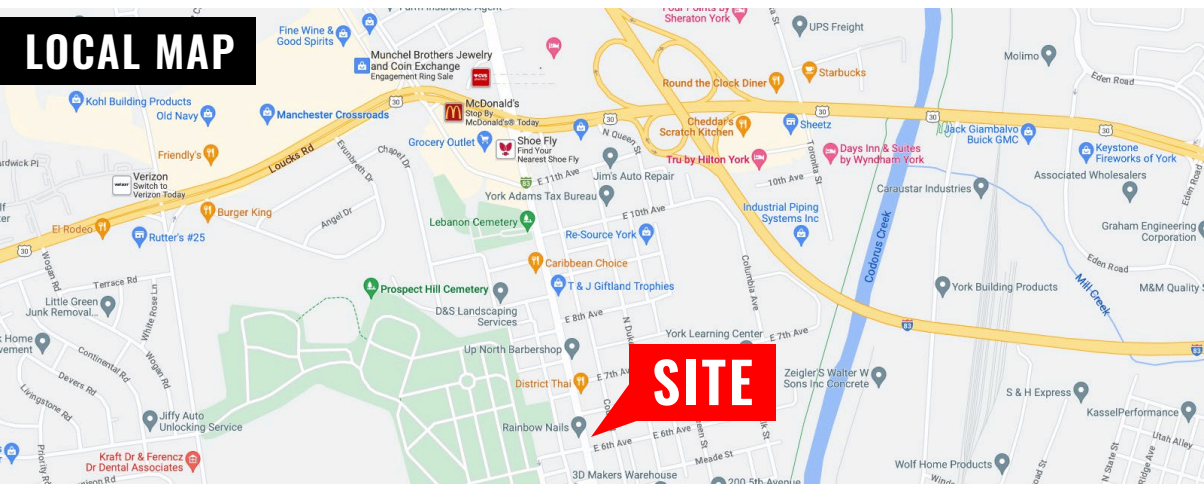




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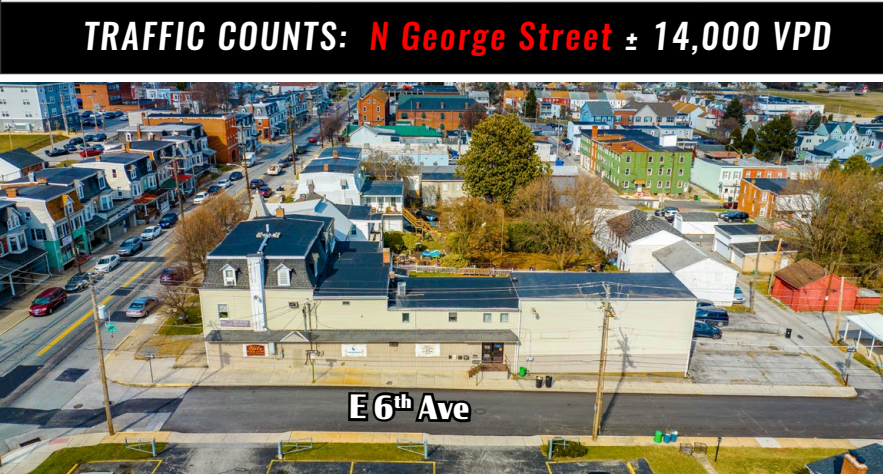
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For Sale



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	13,610	95,801	158,168
TOTAL EMPLOYEES	9,518	48,407	78,167
AVERAGE HHI	\$64,238	\$87,165	\$99,927
TOTAL HOUSEHOLDS	5,687	37,415	62,310

## AVAILABLE SPACES





# MARKET OVERVIEW

### NORTHWEST PLAZA

- TSC TRACTOR SUPPLY CO
- Staples
- CRUNCH
- ALDI

- CVS pharmacy
- Auto Zone
- Wendy's
- McDonald's
- Hardee's

### THE CROSSROADS

- OLD NAVY
- INTERIORSHOME
- PETSMART
- SPROUTS FARMERS MARKET
- FINE WINE & GOOD SPIRITS

**SITE**  
North York

### MAPLE VILLAGE

- MISSION BBQ
- MATTRESS Warehouse
- Chick-fil-z
- Maple Donuts

### DELCO PLAZA

- GIANT
- five BELOW
- ROSS DRESS FOR LESS
- LOWE'S
- Wendy's
- TJ-maxx
- SIERRA
- Panera BREAD
- Bob Evans
- Pepperonis

### WEST MANCHESTER MALL

- Walmart
- REGAL
- petco
- HOBBY LOBBY
- Burlington
- at home
- tropical SMOOTHIE CAFE
- LOFT
- KIRKLAND'S
- KOHL'S
- crumbl cookies
- SportClips HAIRCUTS
- FINE WINE & GOOD SPIRITS

- SHEETZ
- Little Caesars
- Target
- McDonald's
- BJ's
- OUTBACK STEAKHOUSE
- DAVE'S HOT CHICKEN
- BURGER KING

### CARLISLE COMMERCE CENTER

- weis
- DOLLAR GENERAL
- BIG LOTS!
- holiday hair
- ISAAC'S
- The UPS Store
- planet fitness
- SHERRIN WILLIAMS
- M MEMBERS F
- MAVIS DISCOUNT TIRE
- TACO BELL



## OUR LOCATIONS:

### YORK OFFICE:

3528 Concord Rd.  
York, PA 17402

### LANCASTER OFFICE:

150 Farmington Lane, Suite 201  
Lancaster, PA 17601

### EXTON OFFICE:

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

### STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205  
State College, PA 16803

### WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1  
West Chester, PA 19380

### NEW JERSEY OFFICE:

236 E. Route 38, Suite 130  
Moorestown, NJ 08057

## LISTING AGENTS:



### Blake Shaffer

bshaffer@bennettwilliams.com



### Ashlee Lehman

alehman@bennettwilliams.com



### Cale Bruso

cbruso@bennettwilliams.com



### Brad Rohrbaugh

brohrbaugh@bennettwilliams.com



### Chad Stine

cstine@bennettwilliams.com

## CONTACT US

717.843.5555 | [www.bennettwilliams.com](http://www.bennettwilliams.com)



## 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.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

