

≡ **4157 N. George Street**
York, PA | 17406

For Sale



INVESTMENT PROPERTY

This First Capital Federal Credit Union is adjacent to Chester Square a 62,840 square foot retail shopping center anchored by Rose's Discount Store, ideally located directly off of North George Street in Manchester, Pennsylvania. This shopping center is located along busy North George Street that is a main thoroughfare to Route 30. The site benefits from having great visibility along North George Street (15,000 VPD), as well as being located near Beshore School Road which provides direct access to the Board Road area that houses many manufacturers and warehouse buildings. This location provides retailers the opportunity for a freestanding building into an area with few similar opportunities. Other tenants in the adjacent Chester Square include Papa John's, Kim's Karate, Never Kwit Fitness, a beauty salon, a Chinese Restaurant and more.

Surrounding Retailers



Bob Behler

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



COMMERCIAL BROKERAGE. *Redefined.*

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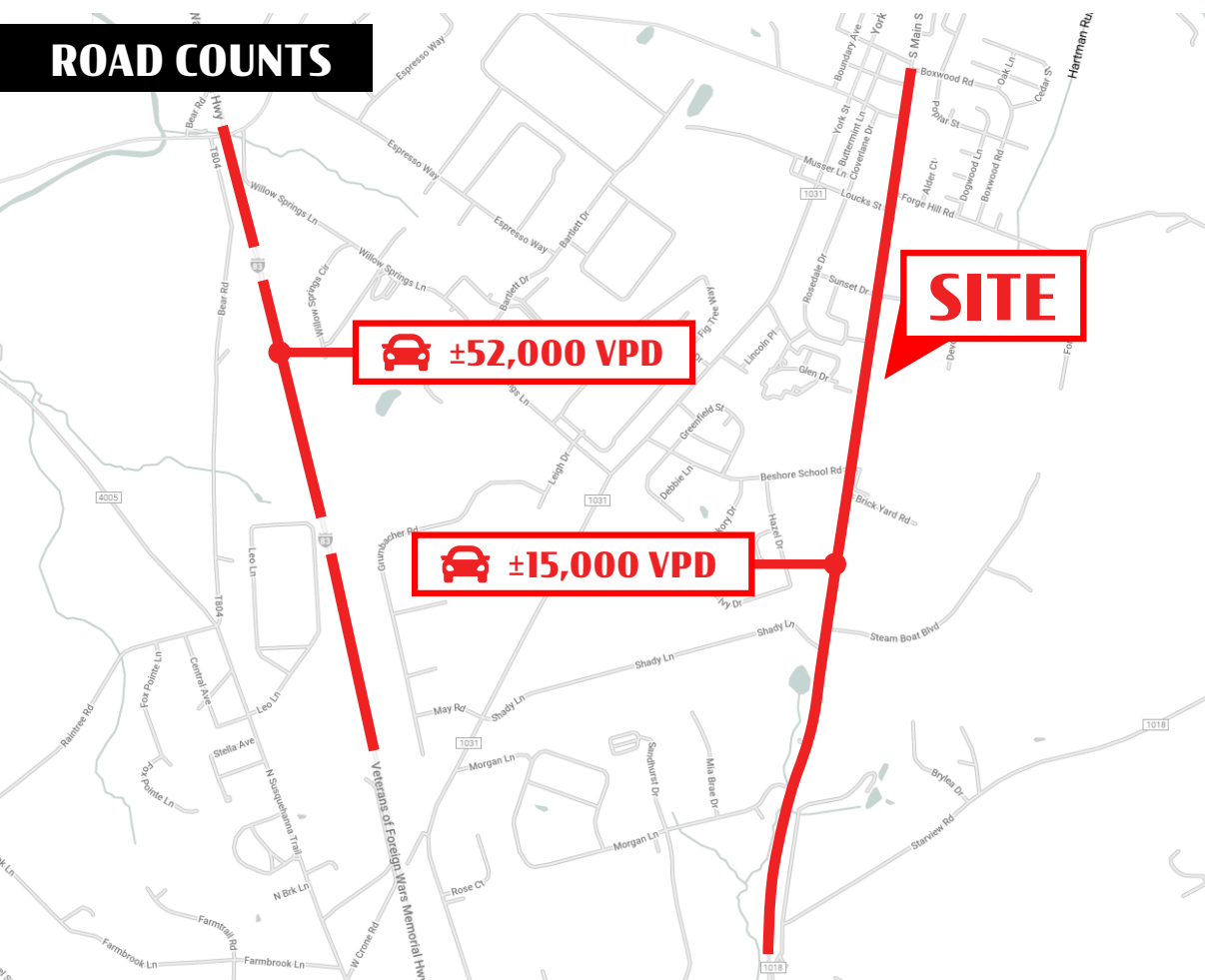
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Location

This location is strategically positioned, having visibility along North George Street (15,000 VPD). The York area has seen a great amount of growth over the past 10 years with the development of major retail projects including the redevelopment of Wal-Mart and Kohl's anchored power center, West Manchester Town Center. Located in Manchester Township, the center is located within a fast-growing market of residential, retail, manufacturing and warehouse/distribution.

ROAD COUNTS



Trade Area

The stability of the area comes from a 20-minute drive time demographic of over 302,859 people with a household income more than \$75,769 and daytime employment demographics equally as strong with 153,625. The demographics within a 10-mile radius include 254,269 people in 100,514 homes, a labor force of 140,483 with an average household income of \$74,262. The areas growth has increased over 15.1% since 2000 with over 15,254 new homes.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	22,742	64,199	173,044
TOTAL EMPLOYEES	11,270	30,731	78,033
AVERAGE HHI	\$93,135	\$86,238	\$78,062
TOTAL HOUSEHOLDS	8,741	25,031	66,640
TRAFFIC COUNTS: N George St ± 15,000 VPD			



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SITE PLAN



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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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