

# 2200 S George Street

York, PA | 17403

For Sale



## Property Overview

Available  
±19,795 SF

Professional office building available between York Hospital and Apple Hill Medical Center.

- 19,795 SF
- Lower level available (8,955 SF)
- 70 on site parking spaces
- 6 suites currently leased
- Ideal for Owner Occupancy
- Between Apple Hill and York Hospital

| DEMOGRAPHICS                                | 3 MILE   | 5 MILE   | 7 MILE   |
|---|----------|----------|----------|
| TOTAL POPULATION                            | 68,045   | 138,756  | 208,865  |
| TOTAL EMPLOYEES                             | 34,276   | 71,428   | 91,020   |
| AVERAGE HHI                                 | \$92,830 | \$92,992 | \$99,922 |
| TOTAL HOUSEHOLDS                            | 25,960   | 55,082   | 82,199   |
| TRAFFIC COUNTS: S George Street ± 8,000 VPD |          |          |          |

≡ **2200 S George Street**  
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*For Sale*



  
**WELLSPAN<sup>®</sup>**  
HEALTH  
*Apple Hill Medical Center*

*Available*  
±19,795 SF



**Bob Behler**  
For Sale Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)

ACTIVE MEMBER OF:  
 **RETAIL** BROKERS  
NETWORK

COMMERCIAL BROKERAGE. *Redefined.*

## TENANT LEGEND

|                        |              |
|------------------------|--------------|
| COMPASS HEALTH         | W-1          |
| WHITE ROSE WEALTH MGMT | W-2          |
| LARRY J. MILLER        | W-3          |
| U.S. FERTILITY         | S-1          |
| LEADER HEIGHTS SPINE   | E-1          |
| OUR CARE DR. MUJIC     | E-2          |
| COMMON AREA            | 2,996 SF TOT |



UPPER LEVEL FLOOR PLAN - PHASE 1

SCALE: 1/16" = 1'-0"

**PEOPLESBANK, A CODORUS VALLEY COMPANY**

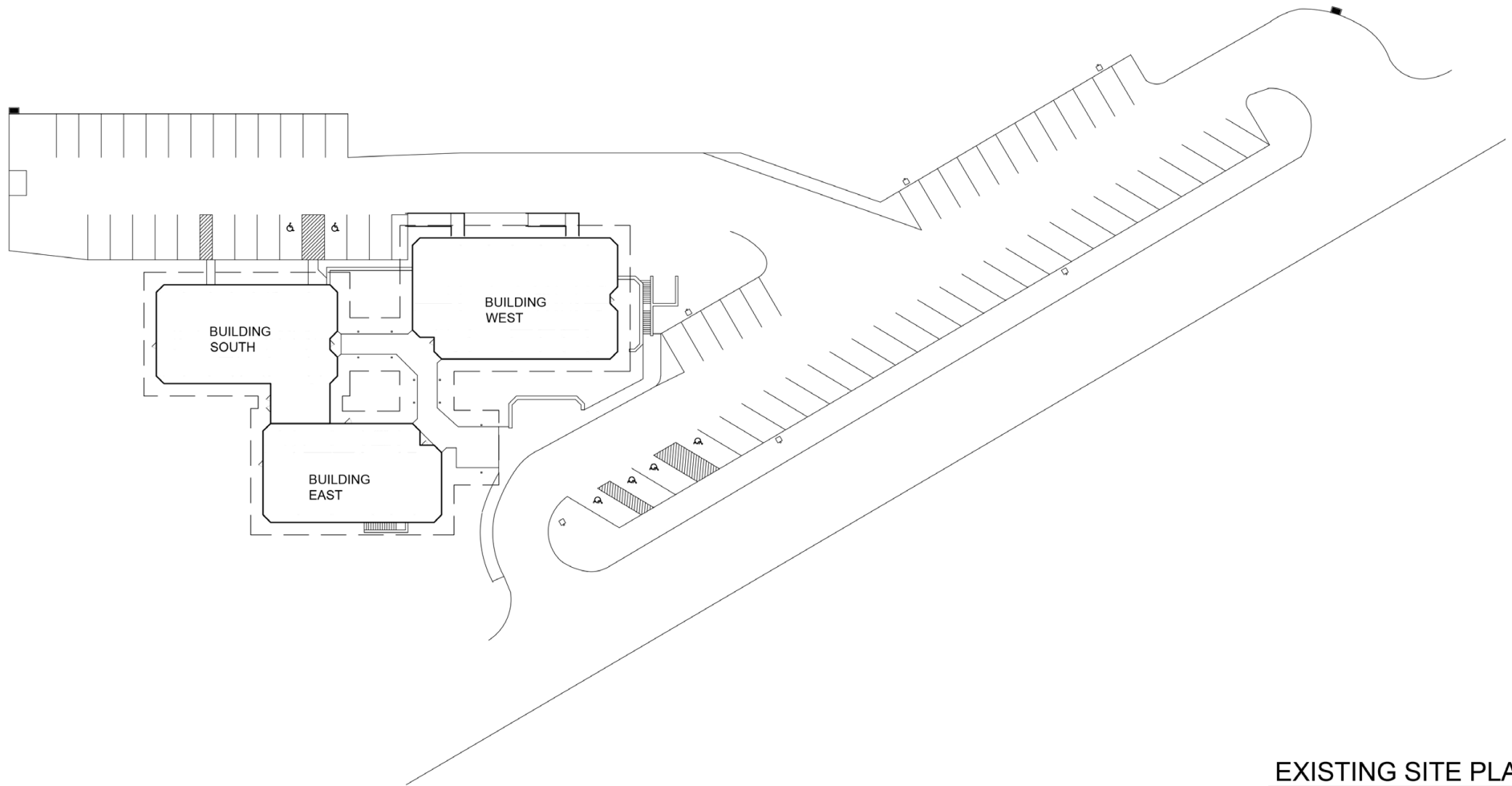
2200 SOUTH GEORGE STREET, YORK, PA 17403  
 MASTER PLAN - AUGUST 2019

**SAA**architects

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**EXISTING SITE PLAN**  
SCALE: 1" = 40'-0"

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## MARKET AERIAL



**York Hospital**  
596 Beds

**Queensgate Town Center**  
weis, CommunityAid, AT&T, M&T Bank, GNC, KUMON

**DJ Plaza**  
Little Caesars, Sylvan, MATTRESS Warehouse, SHEETZ, CVS/pharmacy

**South York Plaza**  
ACNB BANK, GIANT, LIFEPAATH, ISAAC'S

**Queen Street Center**  
noodles, Panera, Great Clips, T-Mobile

**South York Crossing**  
Price Rite, DOLLAR GENERAL, MAJIK, Tuesday Morning, DOLLAR TREE, JO-ANN

**Shoppes on Pauline**  
IHOP, MOD, JJ Panda

**SITE**

**Apple Hill Medical Center**



# 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:

**Bob Behler**  
bbehler@bennettwilliams.com

## OUR LOCATIONS:

**YORK OFFICE:**  
3528 Concord Rd.  
York, PA 17402

**EXTON OFFICE:**  
1 E. Uwchlan Ave. Suite 409,  
Exton, PA 19341

**WILLIAMSPORT OFFICE:**  
1000 Commerce Park Dr, Suite 310,  
Williamsport, PA 17701

**LANCASTER OFFICE:**  
150 Farmington Lane  
Lancaster, PA 17601

**NEW JERSEY OFFICE:**  
236 E. Route 38, Suite 130  
Moorestown, NJ 08057

**WEST CHESTER OFFICE:**  
107 E Chestnut St, Suite 107  
West Chester, PA 19380

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

