

# 517 Carlisle Avenue

YORK, PA | 17404

± 821-1,621 SF  
FOR LEASE



## PROPERTY OVERVIEW

517 Carlisle Avenue is an office building located on Carlisle Ave (Rt 74), directly across from the York Fairgrounds. This building has four office suites. On the upper level, there is 821 SF. This office unit has a large open work space, a storage closet, and exclusive use of a restroom. The space offers great natural light. The lease rate is \$1,325/month, plus the Tenant is responsible for separately metered electric, janitorial, data & networking, and contents & liability insurance.

There are an additional two office suites on the lower level. Each unit is approximately 1,621 SF. The offices have natural light and exclusive restrooms. The interior features exposed brick walls. One unit's layout includes a private office, conference room, large open workspace, and kitchenette area with private exterior access. The lease rate of the finished unit is \$2,000/month plus separately metered electric and gas, along with janitorial, data & networking, and contents & liability insurance. One unit is finished and ready for occupancy. The other unit would need approximately 90-120 days to complete. The property has approximately 30 paved, off-street parking spaces that are shared in common with the tenants of this building.

## NEARBY RETAILERS



**GIANT.**



**Ryan Myers**

For Leasing Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



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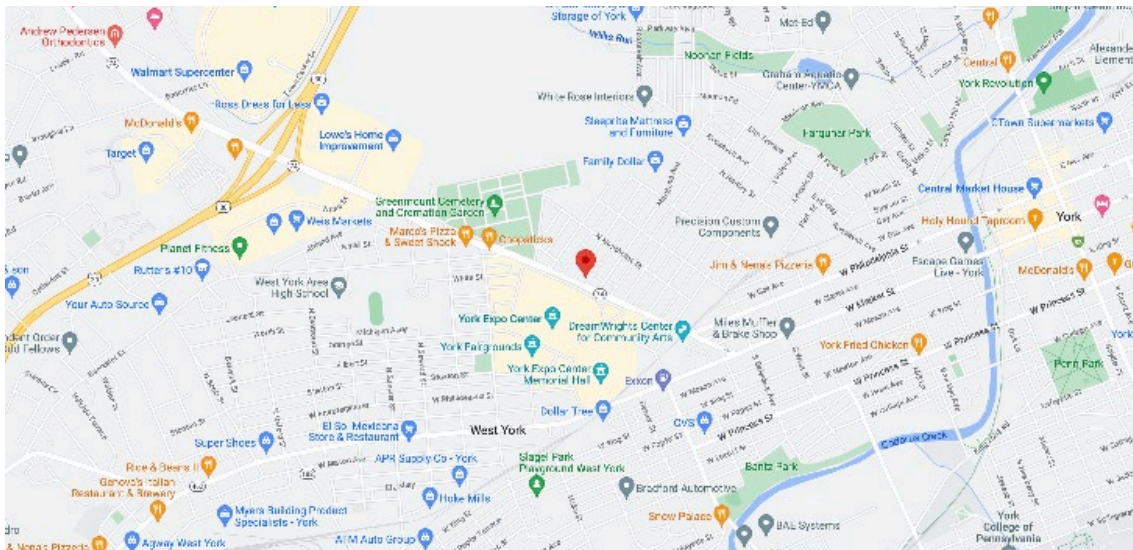
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## LOCATION

517 Carlisle Ave is located on the west side of York City. The property is located approximately one mile from the Route 74 and Route 30 interchange. There are nearby retail and medical office services within a two mile radius of the property. Carlisle Ave has approximately 17,000 cars per day, which offers great exposure for a tenant's signage.



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	21,200	85,107	148,627
TOTAL EMPLOYEES	6,330	45,177	75,631
AVERAGE HHI	\$68,077	\$84,626	\$96,887
TOTAL HOUSEHOLDS	8,297	33,226	58,972

TRAFFIC COUNTS: **Carlisle Ave** ±17,000 VPD

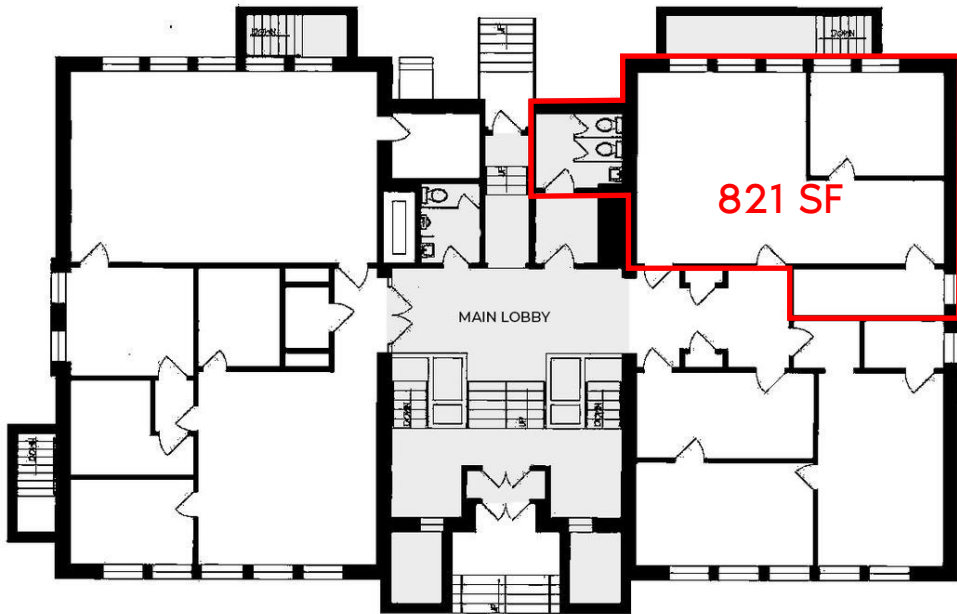


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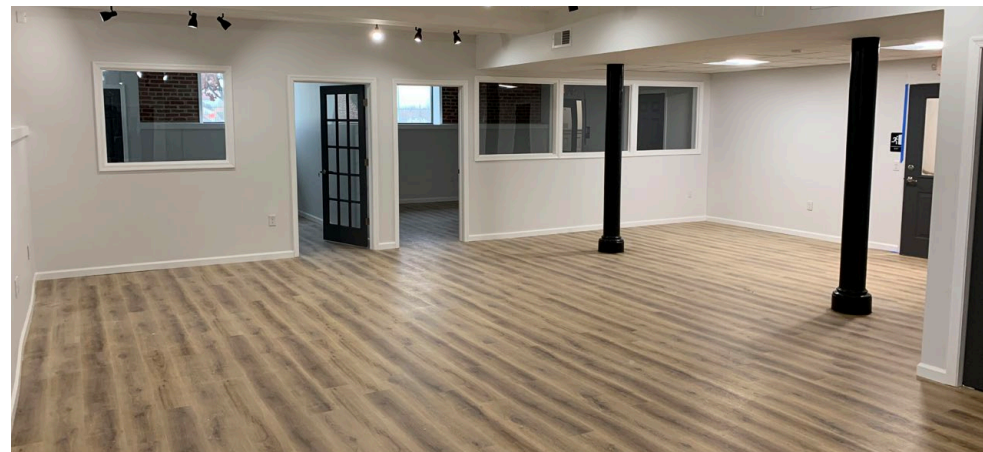
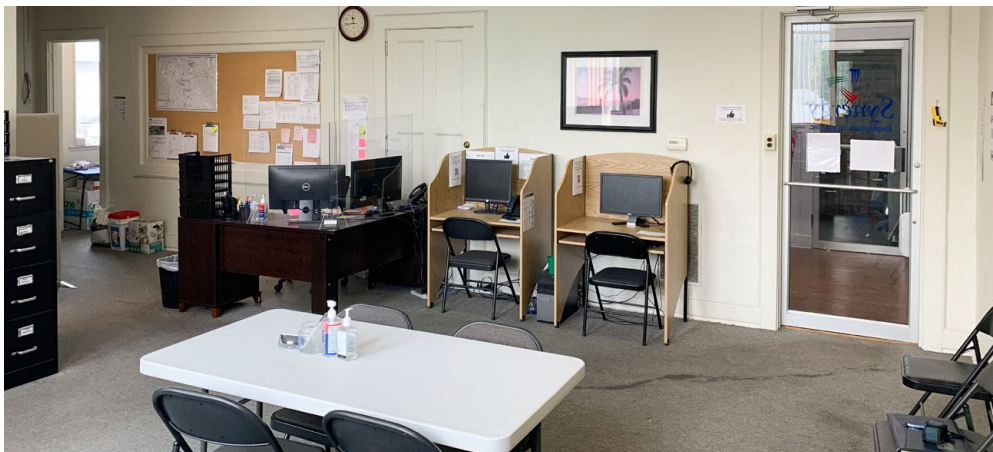
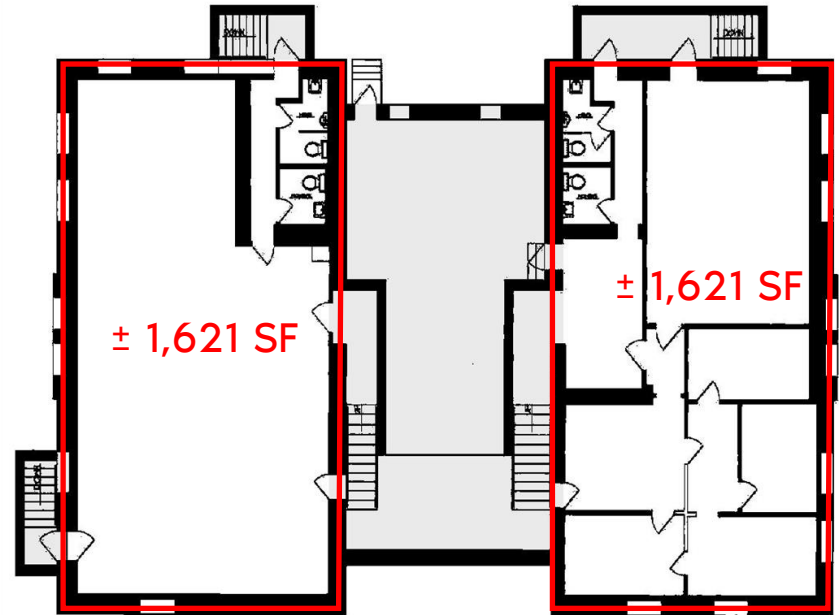
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## UPPER LEVEL



## LOWER LEVEL



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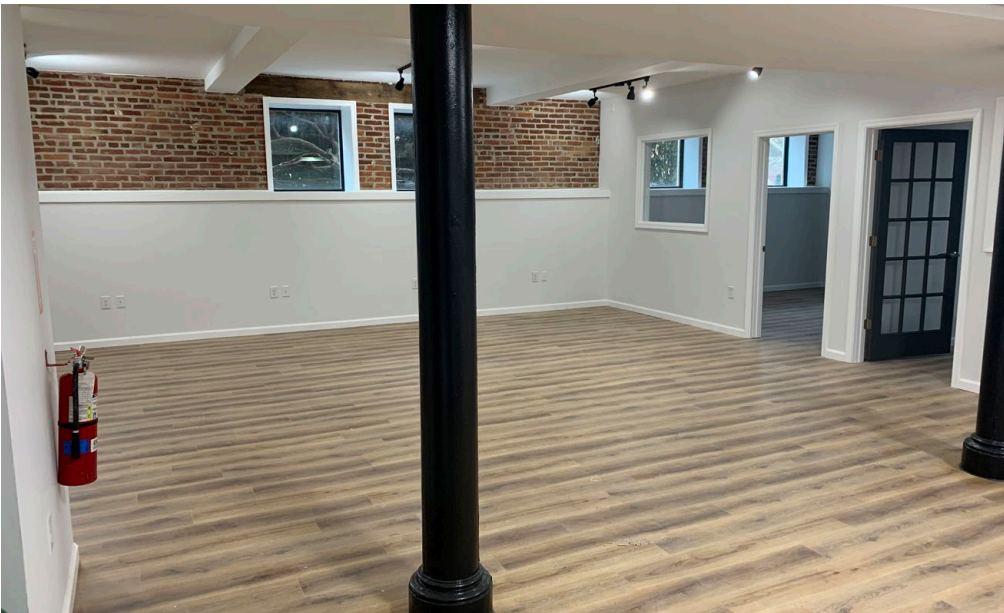
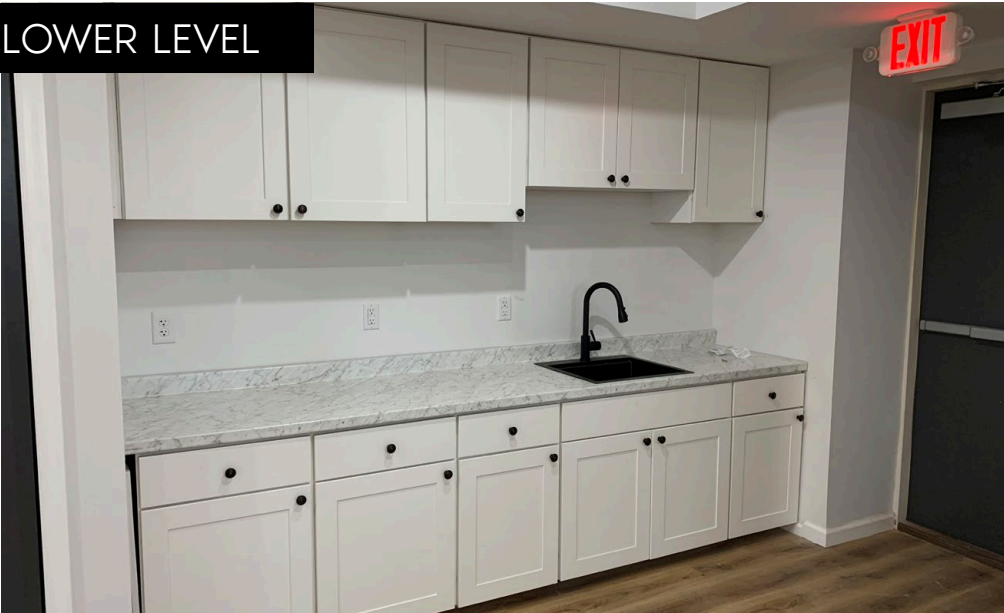
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LOWER LEVEL



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# Bennett Williams

COMMERCIAL REAL ESTATE



## 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

### WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310  
Williamsport, PA 17701

### WEST CHESTER OFFICE:

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

### NEW JERSEY OFFICE:

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



## LISTING AGENTS:



### Ryan Myers

RMyers@bennettwilliams.com

## CONTACT US

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

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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.

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.

