

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 suite 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. Both suites are under construction. Each suite is approximately 1,621 SF. The offices have natural light and exclusive restrooms. The interior features exposed brick walls. One suite's layout includes a private office, conference room, large open workspace, and kitchenette area with private exterior access. Lease rates are TBD. The Tenant would be responsible for separately metered electric and gas, along with janitorial, data & networking, and contents & liability insurance. Currently these suites are under construction but could be finished in 90-120 days. 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



COMMERCIAL BROKERAGE. *Redefined.*

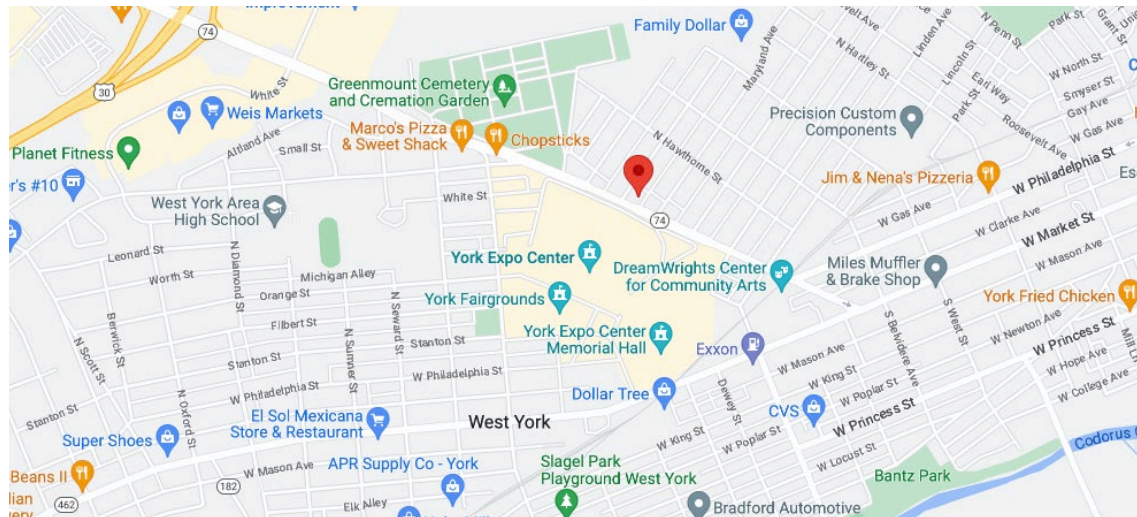
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LOCATION

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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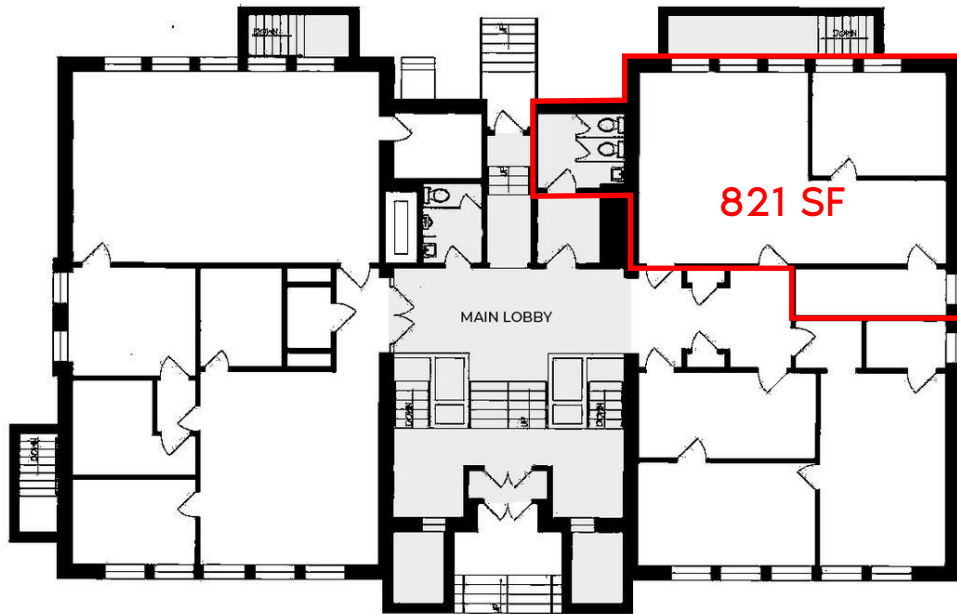
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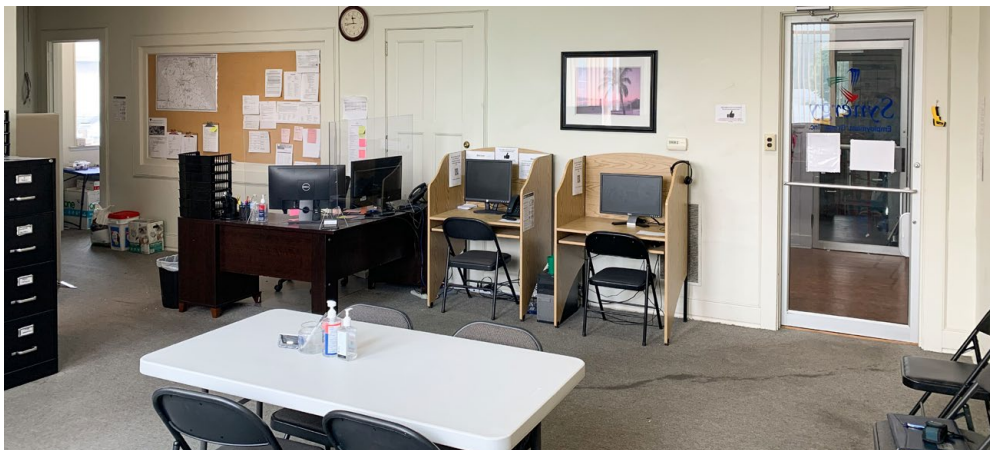
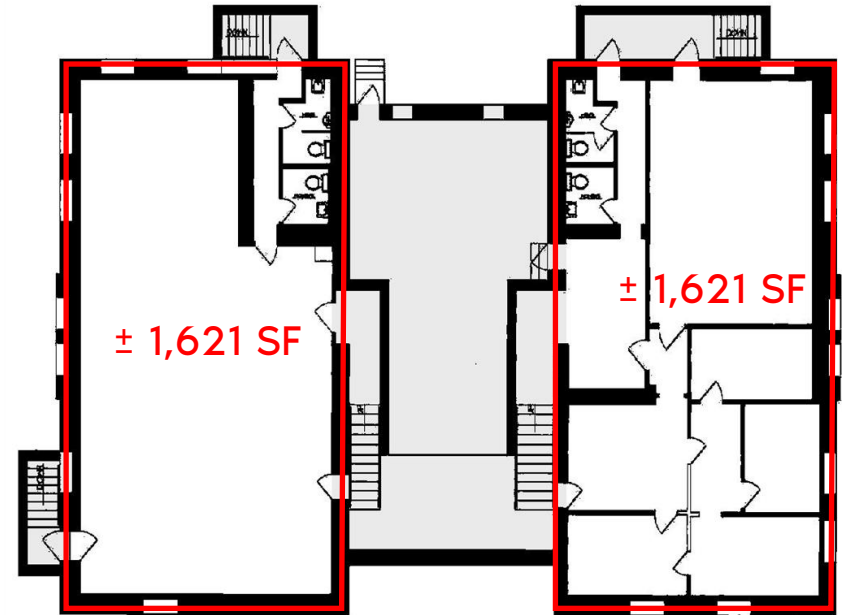
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UPPER LEVEL



LOWER LEVEL



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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.

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