

HIGH ROAD SCHOOL OF YORK

2201 S QUEEN STREET | YORK, PA | 17402

TRIPLE NET LEASE



PROPERTY OVERVIEW

± 8,148 SF FOR SALE

Triple Net leased investment sale with enough land to subdivide additional 1 or 2 commercial building lots. Individual building can be purchased for \$1,400,000 without additional lots.



Michael Sheaffer

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



COMMERCIAL BROKERAGE. *Redefined.*

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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	6,371	61,122	149,645
TOTAL EMPLOYEES	3,431	20,629	66,170
AVERAGE HHI	\$103,076	\$106,312	\$95,533
TOTAL HOUSEHOLDS	2,804	23,726	58,238

TRAFFIC COUNTS: **S Queen Street** ± 13,000 VPD

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MARKET OVERVIEW



South York Plaza

GIANT

FUNTIME CINEMAS
ISAAC'S

HOME2
SUITES BY HILTON

Adult & Continuing
Education Center
at York County School of Technology
±2,000 Students

Site

Queensgate Town Center

weis CommunityAid
THRIFT STORE & DONATION CENTER
Jersey Mike's **CHIPOTE**
MEXICAN GRILL **sweetFrog**
aromatic frozen yogurt **RCM**
THEATRES
HAIR CUTTERY **GNC**
LIVE WELL
AT&T **Habitat**
for Humanity

Wendy's **Starbucks**
McDonald's **Walgreens**

MONRO
AUTO SERVICE AND TIRE CENTERS
TACO BELL **Sheetz**
CVS
pharmacy

PRIMANTI BROS.

Queen Street Center
Panera BREAD **noodles & COMPANY**
T Mobile

South York Crossing **Price Rite**
Tuesday Morning **DOLLAR TREE**
JOANN **DOLLAR GENERAL**

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

HANDELS
HOMEMADE ICE CREAM SINCE 1945

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:

Michael Sheaffer

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