

# BESHORE SCHOOL ROAD & N GEORGE STREET EXT.

MANCHESTER, PA | 17345

2 PAD SITES AVAILABLE

*For Lease*



NEARBY RETAILERS:

**GIANT**



**verizon**



**Advance Auto Parts**



**Blake Gross | Dave Nicholson**

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

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## Property

Beshore School Rd and N. George St. Ext. is a new commercial project located in the growing area of Manchester just north of York, PA. The development consists of two approximate 2 acre pads. Owner will consider a ground lease or build to suit.

## Location

The property is located at the corner of Beshore School Rd and N. George St. Ext. It will have direct access to N. George St. that is a major traffic artery running south to York and north into Manchester and Mt. Wolf. The site is also conveniently located near Interstate 83 which is a major highway through Southern PA and Maryland. Retailers in the immediate area include Giant, Dollar Tree, Advance Auto, Planet Fitness, ATT, Verizon, PA Wine and Spirits, McDonald's, Sheetz, Checkers, and Rose's.

## Trade Area

The site is located in East Manchester Township that has seen an impressive growth of industrial and warehouse development over the past 10 years. More than 10 million square feet of warehouse has been built in the area housing companies such as Starbucks, GlaxoSmithKline, Ollie's, Gamestop, and DHL. This has also spurred residential development in and around Manchester. There are approximately 21,654 people living within 3 miles with an average household income of \$118,580.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	21,654	62,685	174,135
TOTAL EMPLOYEES	11,149	30,013	74,673
AVERAGE HHI	\$118,580	\$106,989	\$97,927
TOTAL HOUSEHOLDS	8,358	24,746	67,728

TRAFFIC COUNTS: **N GEORGE ST EXTENSION** ± 12,000 VPD



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SITE PLAN



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## MARKET OVERVIEW



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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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