

# 1 SOUTH GEORGE ST

YORK, PA | 17406



±10,000 SF BUILDING  
**FOR SALE**

± 9,000 VPD

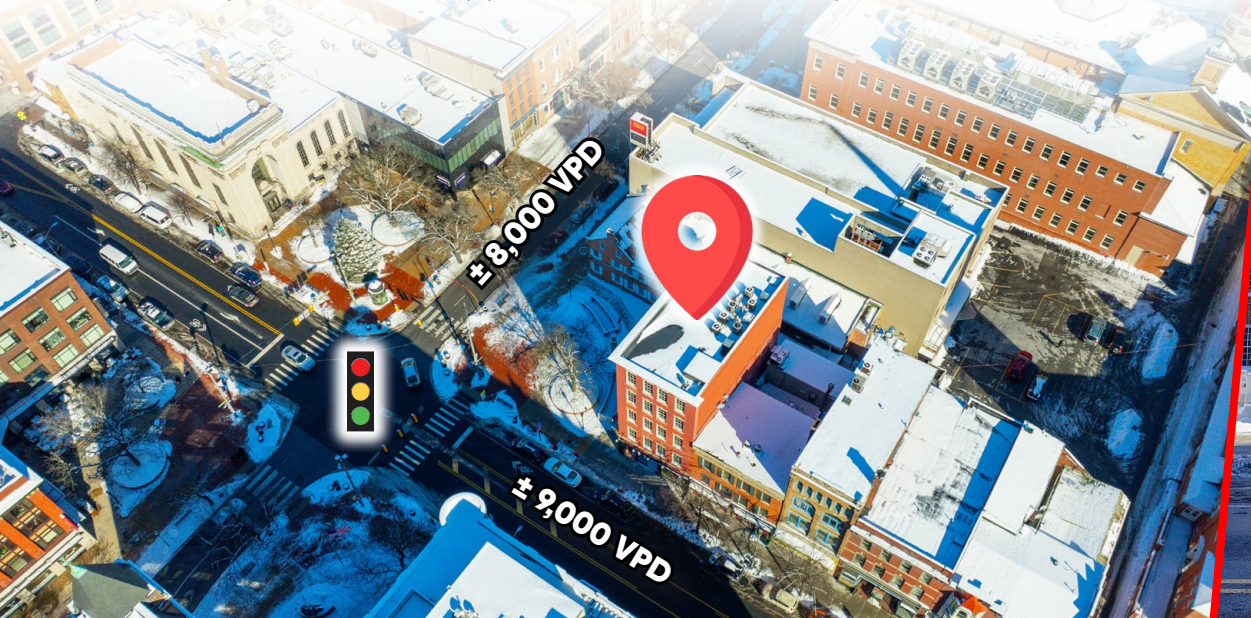
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**FOR SALE**

## PROPERTY OVERVIEW

1 S George Street is a unique York City opportunity. The property offers a total of 10,000 SF. The 1st floor is the main lobby with a restroom and elevator. This open floor plan is ready for creativity and can be converted and used for several options. The 2nd floor is currently being used as an event space for weddings, corporate meetings, and special events. The 3rd floor is a wide-open space and can be used for several possibilities. The 4th floor is currently built out with 5 boutique style hotel rooms and has been approved for short-term rentals (AirBNB). Each room is independently setup with GuestView for easy check-in and check-out. The rooms are all zoned separately for HVAC. The 5th floor is currently being used as an office space. There are 3 large window offices and 5 co-working spaces, with a conference room and bathroom. Each floor has separate utilities (gas-water-electric). Also, the elevator can allow access to only specific floors, if needed, in the event of renting a floor out. Roof is in good condition and all the windows were replaced along with the sprinkler systems. Lots of opportunities and endless possibilities.



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±10,000 SF  
**FOR SALE**



RT 30: ±126,000 VPD  
RT 83: ±78,000 VPD



**POPULATION**  
3 MILE- 92,968  
5 MILE- 154,739  
7 MILE- 219,132



**EMPLOYEES**  
3 MILE- 50,030  
5 MILE- 80,258  
7 MILE- 97,203



**AVERAGE HHI**  
3 MILE- \$86,932  
5 MILE- \$101,045  
7 MILE- \$103,511

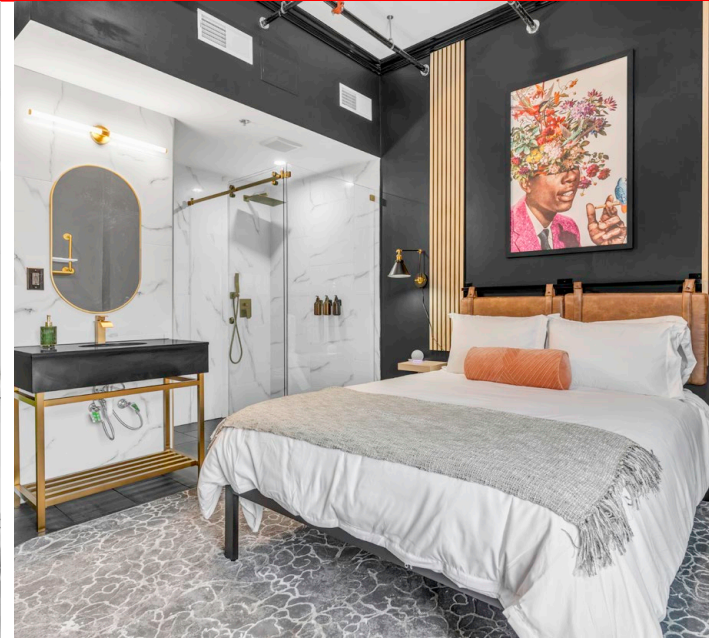


**HOUSEHOLDS**  
3 MILE- 35,843  
5 MILE- 60,151  
7 MILE- 86,157

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## MARKET OVERVIEW



# 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

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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.

