

1934 Security Drive

YORK, PA | 17402

±1,270 SF OFFICE AVAILABLE FOR SALE/LEASE



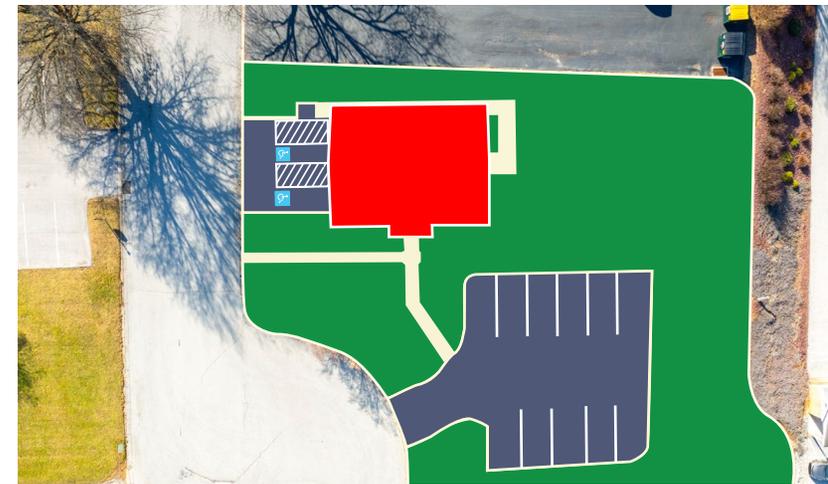
Abe Khan | Brad Rohrbaugh | Chad Stine

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

COMMERCIAL BROKERAGE *Redefined.*

Project Overview

Excellent office location. The property is zoned (CO) Commercial Office. This office is situated in a desirable business park just south of York, PA. Neighboring offices include doctors, dentists, mortgage brokers and Glatfelter Insurance. This office space has convenient access to I-83 via the Leaders Heights exit. The office is less than a 10min drive from the Maryland border. The site features ample parking and sits adjacent to a UPMC office and Glatfelter insurance. The building itself can be outfitted to your liking and has a lot of open space and flexibility. The office was used as a dermatology office for 20 +/- years. Lots of potential opportunities.



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Demographics



POPULATION
3 MILE- 34,785
5 MILE- 134,197
7 MILE- 194,717



EMPLOYEES
3 MILE- 15,236
5 MILE- 56,904
7 MILE- 87,545



AVERAGE HHI
3 MILE- \$126,014
5 MILE- \$99,993
7 MILE- \$102,377



HOUSEHOLDS
3 MILE- 13,459
5 MILE- 52,250
7 MILE- 76,299



Market Overview



SITE

**YORK TOWNSHIP
ELEMENTARY SCHOOL**
±500 STUDENTS

**OLDE TOLLGATE VILLAGE
CORNER STABLES**

ALLEGRO winery

COMPASS ROSE
CLOTHING ROASTERY

Edward Jones

Putter's
Why Go Anywhere Else?



Arby's

SHEETZ

Holiday Inn Express

**THE HEIGHTS
Kid to Kid**



State Farm

Advance Auto Parts

DOLLAR GENERAL



LONG JOHN SILVERS

ROYAL FARMS



DUNKIN'



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Bennett Williams

COMMERCIAL REAL ESTATE

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

EXTON OFFICE:

1 E. Uwchlan Ave.
Suite 409, Exton, PA 19341

WEST CHESTER OFFICE:

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

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310
Williamsport, PA 17701

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

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.

