

# 320 LOUCKS ROAD

YORK, PA | 17404



Site

±132,000 VPD

±504-906 SF  
FOR LEASE



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## PROPERTY OVERVIEW

320 Loucks Road is located in Manchester Township, York County. Centralized location along Route 30 just west of I-83 provides a one-of-a-kind opportunity for a user who services the York, Harrisburg, Lancaster, Hanover, and Maryland markets. The building is highly visible to approximately 66,000 vehicles per day and is surrounded by retail, restaurants, and other amenities.



- 3 spaces, 504 SF, 537 SF, & 906 SF spaces available
- Small office spaces with multiple private offices/conference rooms
- Recently renovated office center
- Pylon signage visible along Route 30 to over 132,000 vehicles per day

- Easy access to I-83
- Great space for users serving Central Pennsylvania and Maryland markets
- On-site parking for 20 vehicles
- Surrounded by retail, restaurants, and other amenities



**POPULATION**  
3 MILE- 90,772  
5 MILE- 152,978  
7 MILE- 208,106



**EMPLOYEES**  
3 MILE- 46,918  
5 MILE- 76,865  
7 MILE- 93,840



**AVERAGE HHI**  
3 MILE- \$87,482  
5 MILE- \$100,674  
7 MILE- \$103,844



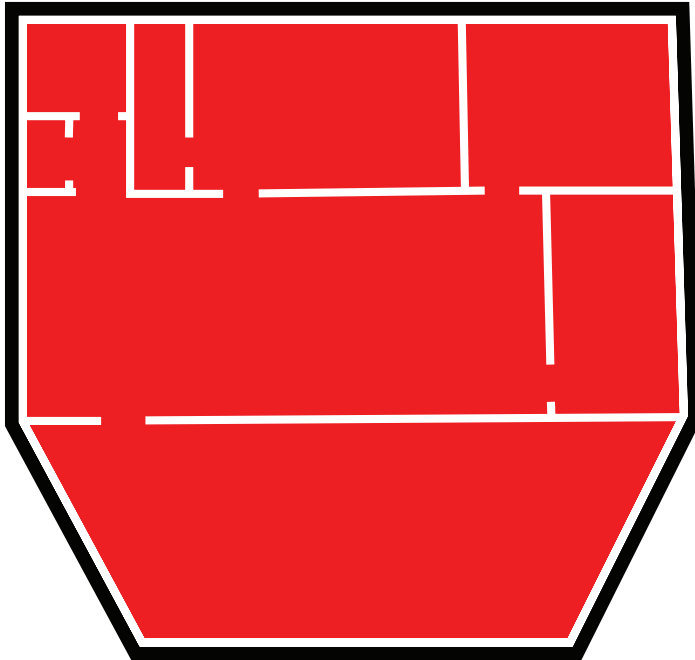
**HOUSEHOLDS**  
3 MILE- 34,780  
5 MILE- 59,157  
7 MILE- 81,810

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## SUITE 103



- ±906 SF
- First floor suite
- Waiting/reception room, 3 private offices, restroom, and an open area
- Newly renovated space
- Shared on-site parking

## SUITE 202



- ±504 SF
- Newly renovated space
- Shared on-site parking

## SUITE 102

- ±537 SF
- First Floor Suite
- Private offices, restrooms, and small conference area
- Shared on-site parking



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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

## LISTING AGENTS:



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MANAGEMENT



## 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.

