

320 LOUCKS ROAD

YORK, PA | 17404

Site

± 132,000 VPD

±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.



- 1 space, 906 SF space 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
- Total SF: ±5,524

- 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
- Roof was replaced in Spring 2021



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

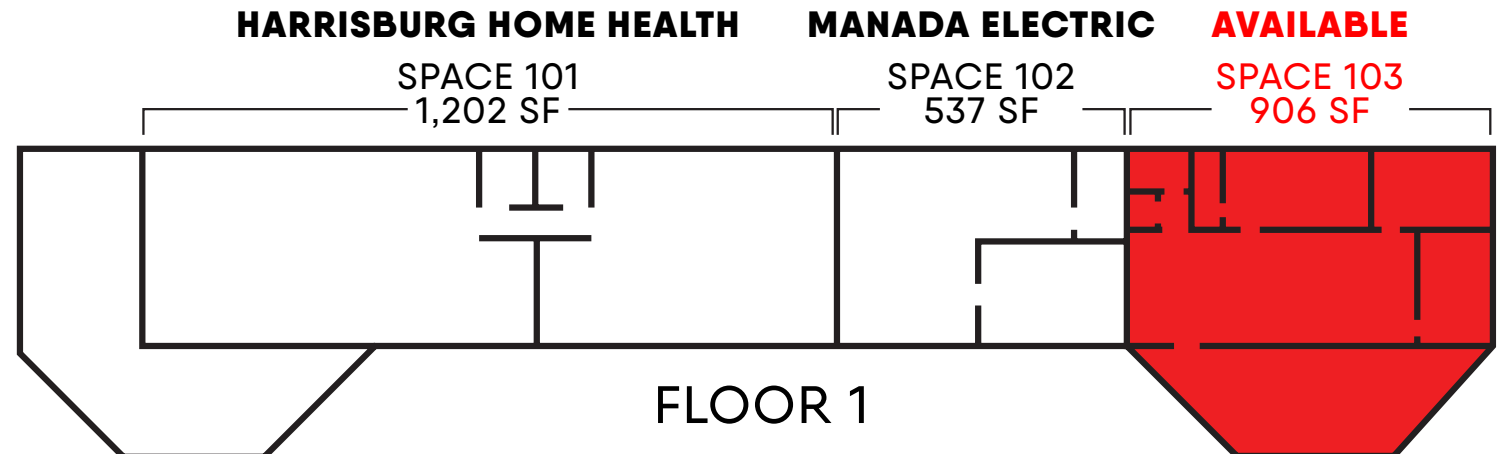
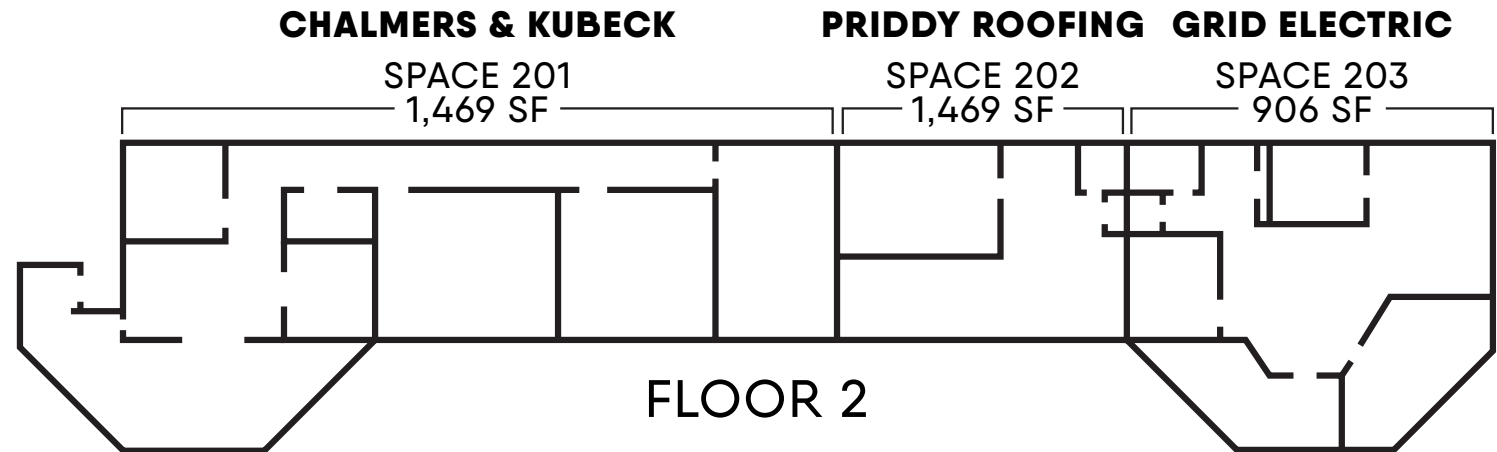
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SUITE 103

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



Francesco Conigliaro | Abe Khan | Brad Rohrbaugh | Chad Stine
For Lease Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

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FOR LEASE

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

STATE COLLEGE OFFICE:

330 Innovation Park, Suite 205
State College, PA 16803

WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1
West Chester, PA 19380

NEW JERSEY OFFICE:

236 E. Route 38, Suite 130
Moorestown, NJ 08057

LISTING AGENTS:



Francesco Conigliaro

FConigliaro@bennettwilliams.com



Abe Khan

Abe@bennettwilliams.com



Brad Rohrbaugh

BRohrbaugh@bennettwilliams.com



Chad Stine

CStine@bennettwilliams.com

CONTACT US

717.843.5555 | www.bennettwilliams.com

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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.

