

# 2595 S GEORGE ST

YORK, PA • 17403



±18,711 SF  
**FOR SALE**

JOIN:



Bob Behler

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

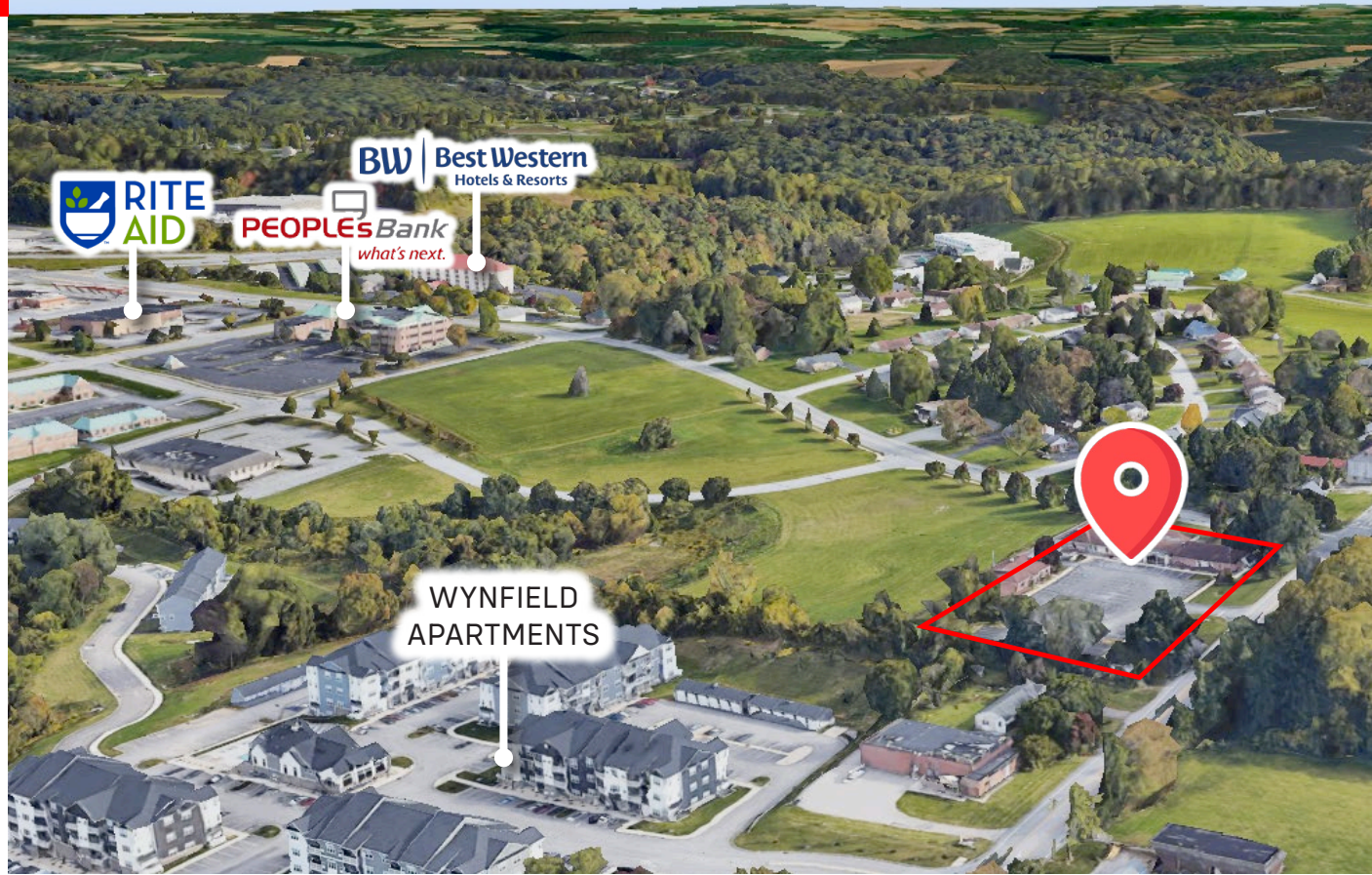


COMMERCIAL BROKERAGE. *Redefined.*



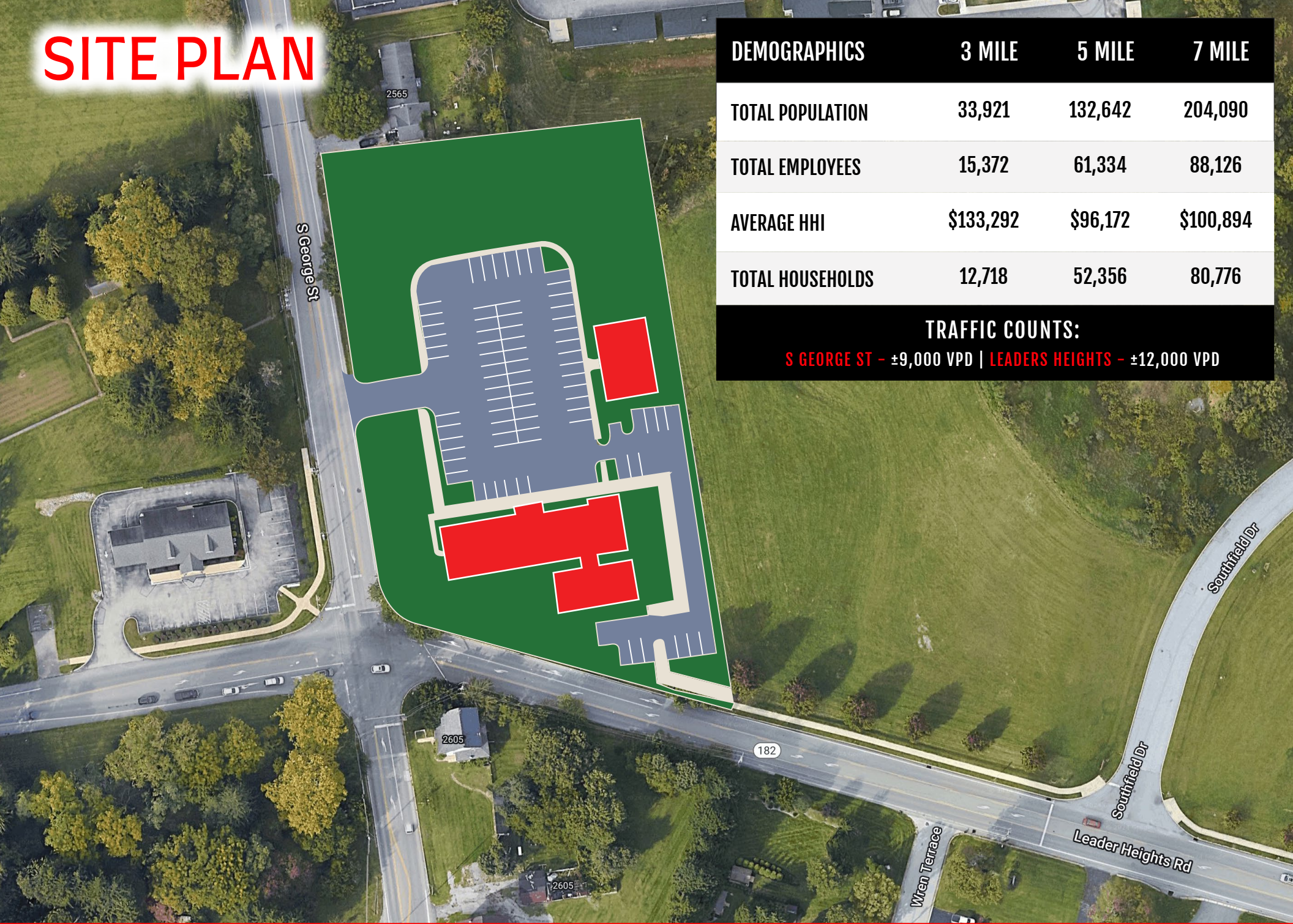
# PROPERTY HIGHLIGHTS

- 18,711 SF (2 BUILDINGS)
- 2.48 ACRES
- MINUTES FROM I-83
- ZONED COMMERCIAL SHOPPING
- 95 PARKING SPACES
- CLOSE TO APPLE HILL MEDICAL CENTER & YORK HOSPITAL
- THE PROPERTY WILL BE SOLD VACANT





# SITE PLAN



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	33,921	132,642	204,090
TOTAL EMPLOYEES	15,372	61,334	88,126
AVERAGE HHI	\$133,292	\$96,172	\$100,894
TOTAL HOUSEHOLDS	12,718	52,356	80,776

**TRAFFIC COUNTS:**  
**S GEORGE ST - ±9,000 VPD | LEADERS HEIGHTS - ±12,000 VPD**



# MARKET AERIAL





# 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

## LISTING AGENTS:



**Bob Behler**

BBehler@bennettwilliams.com

## CONTACT US

717.843.5555 | [www.bennettwilliams.com](http://www.bennettwilliams.com)

LANDLORD  
REPRESENTATION

TENANT  
REPRESENTATION

INVESTMENT  
SALES

PROPERTY  
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.

