

2305 W MARKET STREET

YORK, PA • 17404



**±1,500 SF FIRST FLOOR RETAIL
AVAILABLE FOR LEASE**



ABE KHAN | TYLER GETTEL | BRAD ROHRBAUGH | CHAD STINE

FOR LEASE INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT WWW.BENNETTWILLIAMS.COM



COMMERCIAL BROKERAGE. *Redefined.*

PROPERTY OVERVIEW

2305 W. Market Street presents a prime retail opportunity in one of York's most heavily traveled corridors. Recently renovated and highly visible, this space is perfect for retailers looking to establish a presence in a well-trafficked, easily accessible location. With modern updates and strong frontage along West Market Street, the property offers excellent potential for a wide range of retail uses.

PROPERTY FEATURES:

Prime Retail Frontage: High-visibility location on West Market Street.

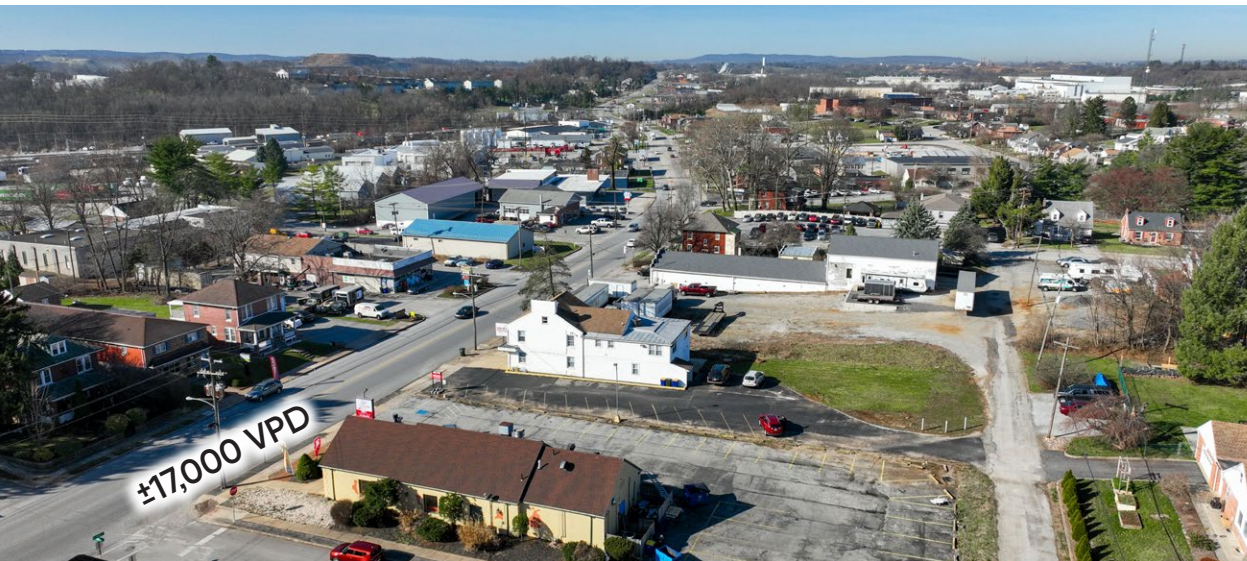
Ample Parking: Includes a large, convenient parking lot for customers.

Pylon Signage: Ideal for enhancing business visibility.

Modern Amenities: Forced hot air heating, and central air conditioning. This is a fantastic opportunity for a business owner looking to expand, relocate, or start a new venture. With its central location, modern renovations, and versatile space, this property is ready to support your next business success.



DEMOGRAPHICS	5 MILE	7 MILE	10 MILE
POPULATION	144,413	200,042	275,731
EMPLOYEES	64,832	91,926	106,733
AVERAGE HHI	\$96,147	\$101,053	\$102,490
HOUSEHOLDS	57,193	78,826	108,803



MARKET OVERVIEW

WEST MANCHESTER TOWN CENTER



DELCO PLAZA



CARLISLE COMMERCE CENTER



YORK FAIRGROUNDS



WEST YORK AREA HIGH SCHOOL

SUPER SHOES

SITE

Advance Auto Parts

Hardee's

THE SHOPPES AT WYNDHAM



Rutter's



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 Blvd, 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

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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.

