

2305 W MARKET STREET

YORK, PA • 17404



SITE

462

±17,000 VPD

**±6,376 SF
FOR SALE**

PROPERTY OVERVIEW

2305 W. Market Street is a prime mixed-use opportunity located on busy West Market Street in York, PA. The property is a newly renovated mixed-use building offering exceptional potential for a variety of uses.

PROPERTY FEATURES:

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

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

Pylon Signage: Ideal for enhancing business visibility.

Flexible Layout: First-floor retail space and two additional units suitable for residential or other uses.

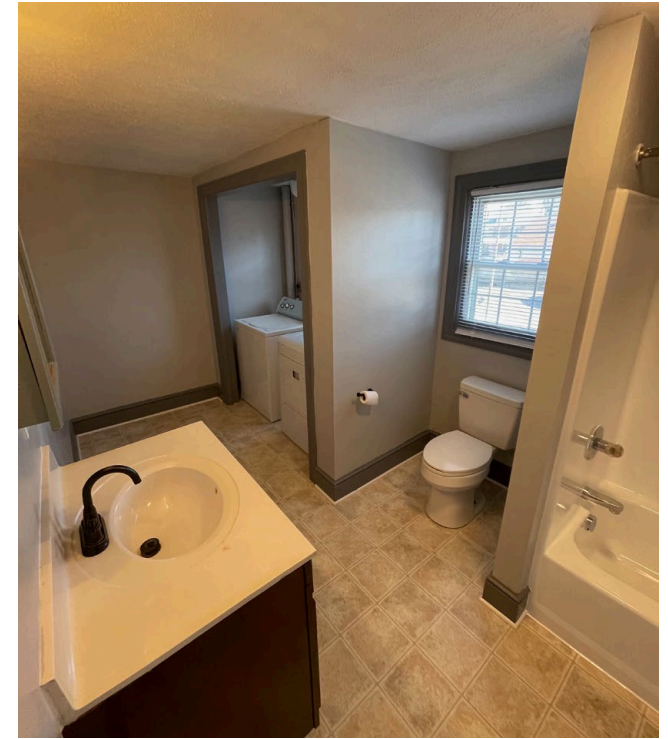
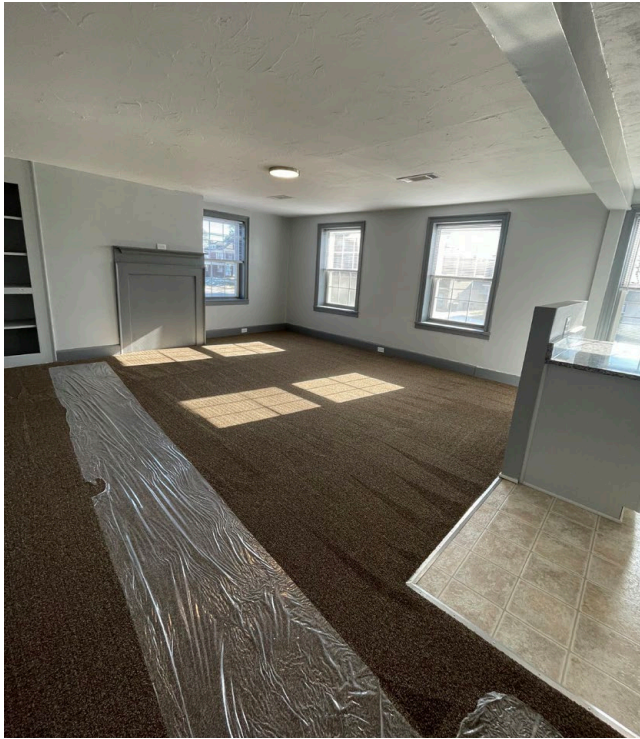
Modern Amenities: Fully separated utilities for all units, forced hot air heating, and central air conditioning for each unit. This is a fantastic opportunity for a business owner looking to expand, relocate, or start a new venture. With its central location, modern renovations, and versatile space, 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 |



INTERIOR PHOTOS



MARKET OVERVIEW

WEST MANCHESTER TOWN CENTER



DELCO PLAZA



CARLISLE COMMERCE CENTER



YORK FAIRGROUNDS



WEST YORK AREA HIGH SCHOOL

SUPER SHOES

SITE



THE SHOPPES AT WYNDHAM



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

LISTING AGENTS:



Abe Khan

akhan@bennettwilliams.com



Tyler Gettel

tgettel@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.

