

2550 KINGSTON ROAD

YORK, PA • 17402

SITE



**SCAN QR CODE
FOR 3D TOUR !**

**INCOME AVAILABLE
UPON REQUEST**

**±43,200 SF
BUILDING**

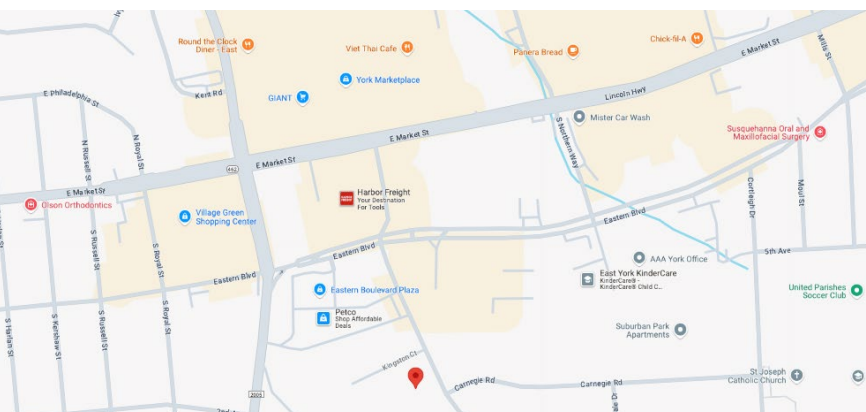
FOR SALE



PROPERTY OVERVIEW

We are pleased to present an outstanding opportunity to acquire a high-quality office investment property located in the heart of York, Pennsylvania. This 43,200 square foot office building offers a stable in-place income, a strong tenant mix, and long-term upside potential. The property is ideal for investors seeking both performance and security in a growing regional market. The building also offers close access to major highways including I-83 (±76,000 VPD) and Route 30 (±50,000 VPD).

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	74,417	150,776	211,493
EMPLOYEES	40,449	67,795	94,249
AVERAGE HHI	\$92,493	\$96,629	\$100,760
HOUSEHOLDS	29,537	59,085	83,424



INTERIOR PICTURES



MARKET OVERVIEW



York Galleria Mall

Boscov's Marshalls
SHOE DEPT. verizon
H&M ExtraSpace Storage HOLLY WOOD Casino YORK

York Town Center

DICK'S SPORTING GOODS MATTRESS FIRM ROSS DRESS FOR LESS
TORRID BEST BUY LONGHORN STEAKHOUSE
ULTA BOB'S DISCOUNT FURNITURE

Stonybrook Shopping Center

Saubel's markets FITNESS 1440
Northwest
Central Bank AVIS MONRO AUTO SERVICE And TIRE CENTERS

Target
Michaels
KOHLS

BAM! BOOKS-A-MILLION
BIG LOTS!

ROYAL FARMS
BURGER KING
MATTRESS Warehouse

York Marketplace

LOWE'S Starbucks GIANT FIREHOUSE SUBS
FOUNDED BY FIREMEN
GameStop ROUND CLOCK DINER

ALDI

THE HOME DEPOT

Firehouse Shoppes

MOEs SOUTHWEST GRILL MILAN Laser Hair Removal
SportClips HAIRCUTS AT&T

RITE AID

Holiday Inn Express

Jersey Mike's
weis
DUNKIN'

MAV'S DISCOUNT TIRE

TACO BELL

Walgreens

HARBOR FREIGHT TOOLS

petco

SITE

Little Caesars

York Mall Shopping Center

Walmart Supercenter sam's club
DOLLAR TREE SALLY BEAUTY
xfinity Burlington H&R BLOCK BUFFALO WILD WINGS
Applebee's Panera Party City CHUCK E. CHEESE

DQ

Maple Donuts



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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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.

