

302 S GEORGE ST

YORK, PA | 17401

S GEORGE ST ±11,000 VPD

W COLLEGE AVE ±5,000 VPD

±1,600 SF AVAILABLE

FOR LEASE

PROPERTY OVERVIEW

302 S George Street is a 1,600 square-foot ground floor unit located in York, Pennsylvania, situated at a signalized intersection along South George Street and West College Avenue. The space is primed for a retail or office user and is located within the heart of the City of York. South George Street is one of the market's well trafficked corridors and is home to a variety of other retailers.



TRAFFIC COUNTS



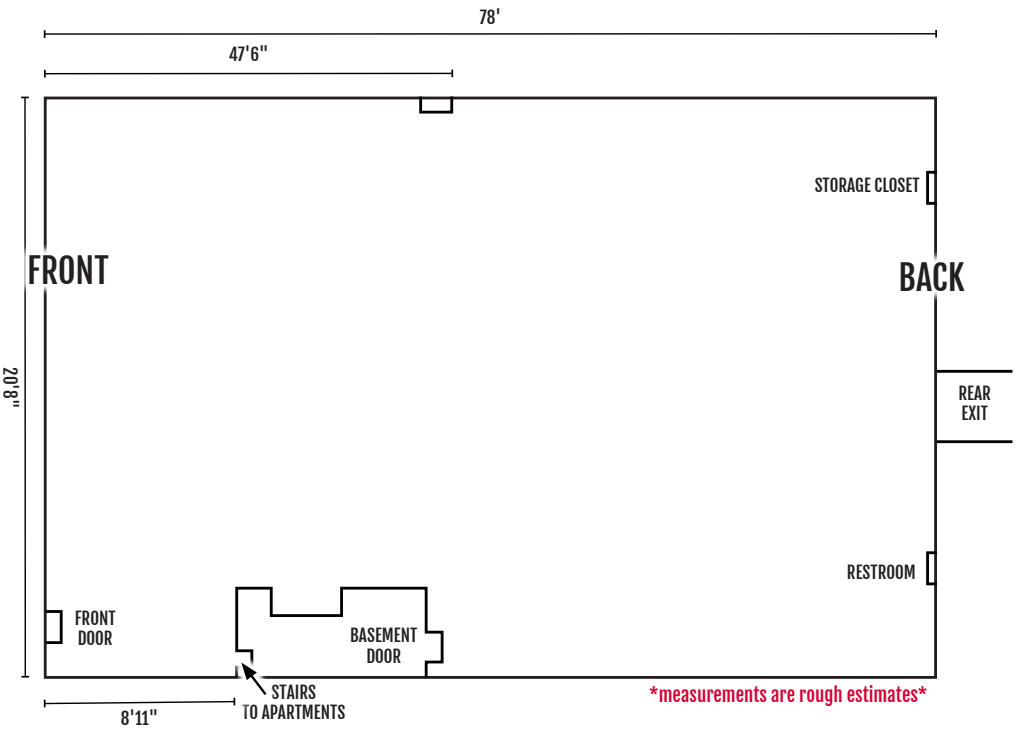
LOCATION OVERVIEW

The space is ideally positioned on the intersection of South George Street (11,000 VPD) and College Avenue (5,000 VPD), making it easily accessible. Major retailers in the area include McDonald's, Wellspan Health, Pizza Boli's, York Catholic, and more. Additionally, the unit is a block away from the City's main park.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	94,007	157,837	222,450
TOTAL EMPLOYEES	50,546	79,585	97,890
AVERAGE HHI	\$87,042	\$102,141	\$103,497
TOTAL HOUSEHOLDS	36,898	61,754	87,190

TRADE AREA OVERVIEW

Adding to the stability of the market are population statistics in a 3-mile radius. Within a 3-mile radius, you will find 94,007 people in 36,898 households with an average annual income of \$87,042. The 5-mile radius demographics are even stronger, showing 157,837 people in 61,754 households with an average annual income of \$102,141. The area daily traffic is also attributed to the ±50,546 employees in the general area.



MARKET AERIAL



York
ACADEMY
Regional Charter School



PIZZA  BOLIT'S

THE Yorktowne
HOTEL

YORKTOWN MALL
FAMILY DOLLAR
CITITRENDS

ALEXANDER D. GOODE
ELEMENTARY SCHOOL

DELPHIA HOUSE

SITE

YC YORK CATHOLIC

Johnson
Controls



WELLSPAN
HEALTH



DOLLAR GENERAL



BLAKE SHAFFER | ASHLEE LEHMAN | CALE BRUSO | BRAD ROHRBAUGH | CHAD STINE
FOR LEASE INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT WWW.BENNETTWILLIAMS.COM



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LANCASTER OFFICE:

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STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
State College, PA 16803

NEW JERSEY OFFICE:

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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.

