

# 2131 S QUEEN STREET

YORK, PA • 17403

Walgreens

M<sup>st</sup>  
MEMBERS 1<sup>st</sup>  
FIDELITY CREDIT UNION

SITE

±20,000 VPD

WELLSPAN<sup>®</sup>  
HEALTH

±3,000 SF

**FOR SALE**

# PROPERTY OVERVIEW

2131 S Queen St is a multitenant retail building for sale that is located on S. Queen St. (Route 74) in York, PA. The 3,000 SF building is occupied by the VCA Animal Hospital who leases 1,850 SF and Safe & Sweet Keto Bakery leasing 1,150 SF. The building is ideally located in the main retail corridor of S. Queen St. with access from both directions on Queen Street and Gateway Road. It's an ideal property for an investor or end user looking for a great location on a highly traveled traffic artery. The property has 21 parking spaces. Zoning permits a wide variety of uses that include retail, office, and restaurant uses. Financial information available upon request.



DEMOGRAPHICS	5 MILE	7 MILE	10 MILE
POPULATION	158,960	210,827	285,500
EMPLOYEES	71,693	89,421	108,843
AVERAGE HHI	\$97,842	\$102,441	\$104,457
HOUSEHOLDS	62,062	82,805	112,093

## LOCATION

Located on S. Queen St. just off of the exit of I-83. The property is not median bound and has access from both sides of S. Queen Street. Has great visibility and road presence with a traffic count of 20,000 cars per day. Conveniently located in the middle of the commercial area of South York. Retailers in the immediate area include Panera Bread, Noodles, Great Clips, TMobile, Dollar Tree, Weis Markets, Walgreens, CVS, Sheetz, McDonald's, and Jimmy John's.

## TRADE AREA

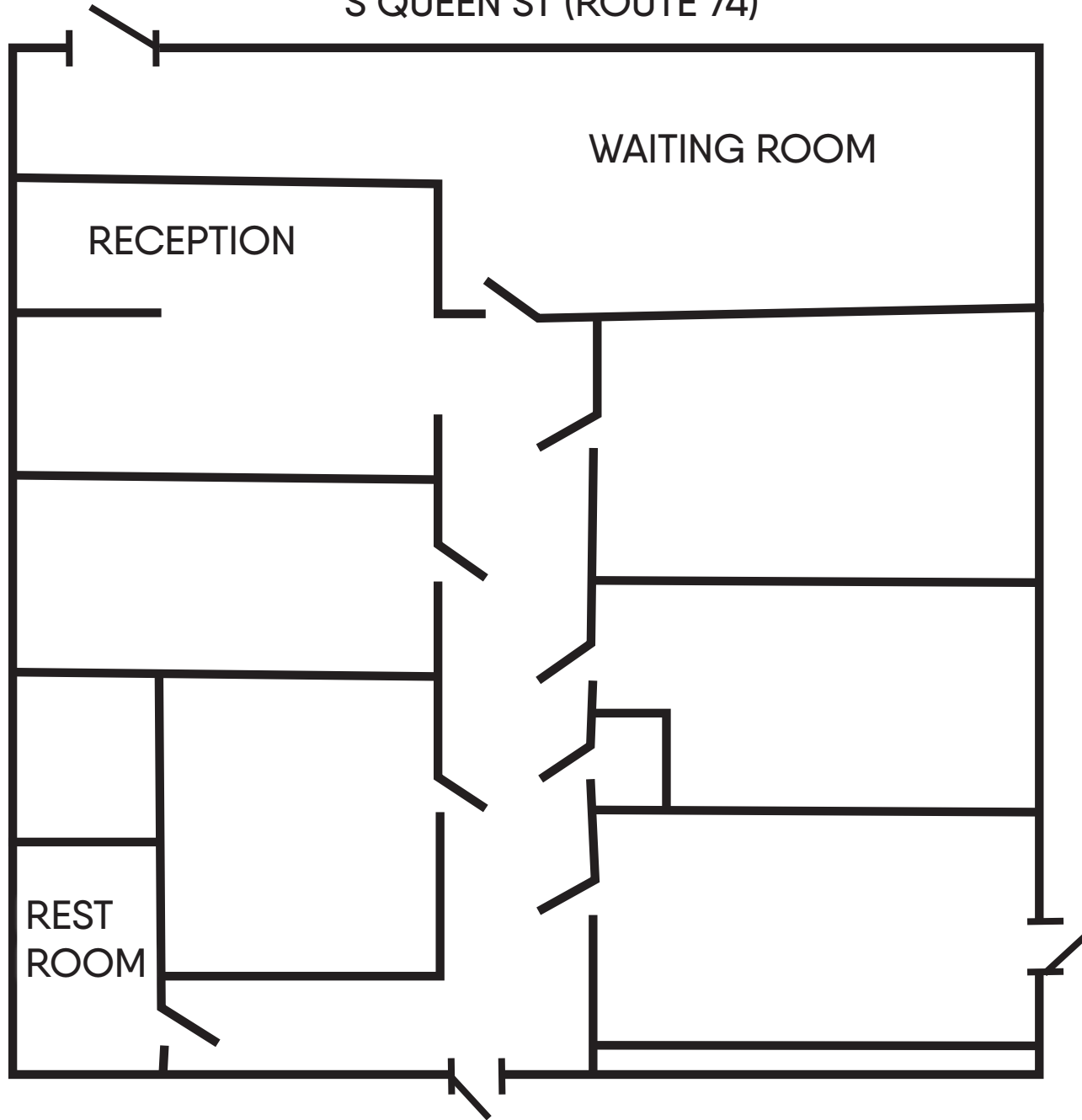
The south side of York is a fast growing area that is comprised of three large school districts. The S. Queen St. corridor is less than 15 minutes from downtown York and ideally located near Interstate 83 that connects the north, east, and south sides of York. The property is minutes away from York Hospital/Wellspan and York College. Located in an area of dense population and good incomes there are approximately 151,000 people within 5 miles with an average household income of \$75,754.



# FLOOR PLAN

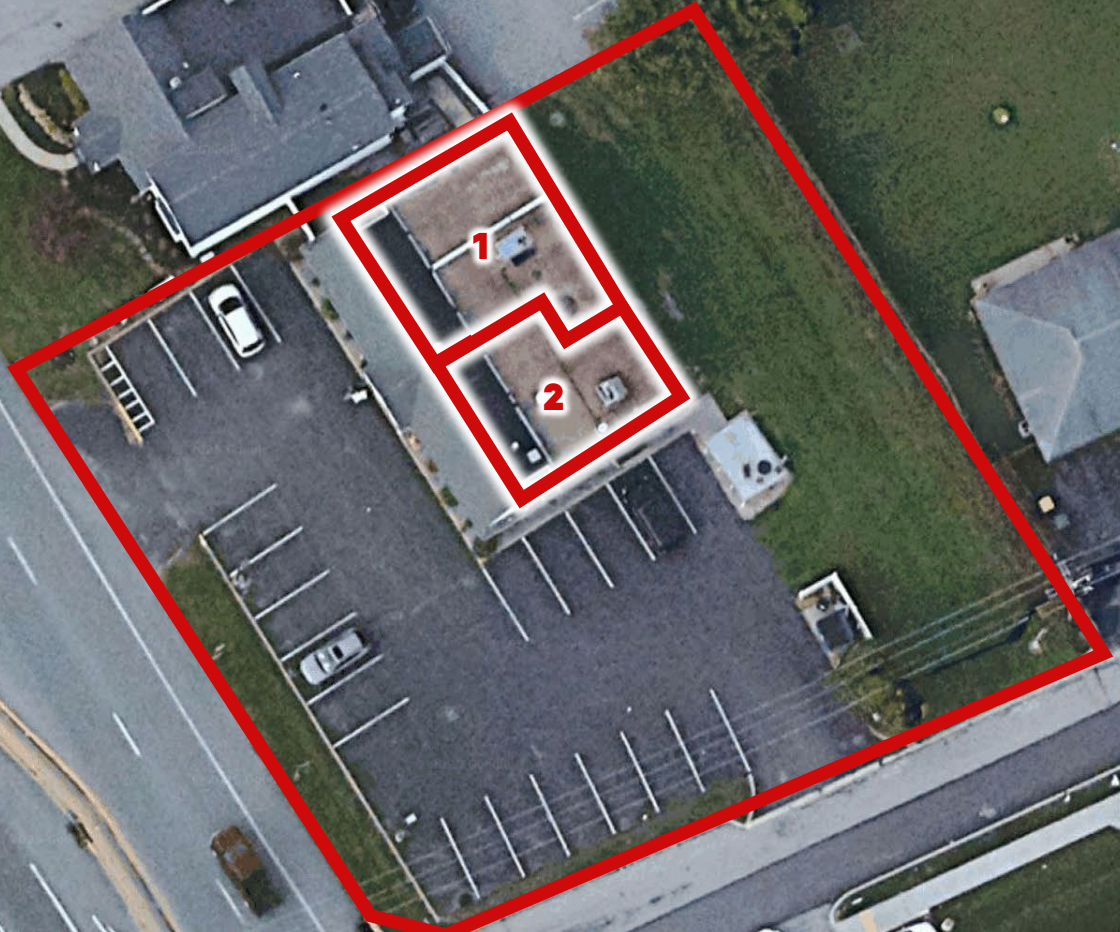
FORMER VCA

S QUEEN ST (ROUTE 74)



# SITE PLAN

±20,000 VPD



SPACE	TENANT	SF
1	VCA Animal Hospital	1,850
2	Safe & Sweet Bakery	1,150

# MARKET OVERVIEW

## QUEENSGATE TOWNE CENTER



## SOUTH YORK PLAZA



## SOUTH YORK VALUE CENTER



**SITE**

**ACCO**

# 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:



### Blake Gross

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### Ryan Myers, CCIM

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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.

