

# 2131 S QUEEN STREET

YORK, PA • 17403



Walgreens

weis

CHIPOTLE



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

**SITE**

±20,000 VPD



±1,850 SF

**FOR LEASE**

# PROPERTY OVERVIEW

Approximately 1,850 SF available for lease at a prime location in the York area. The building is ideally located in the main retail corridor of S. Queen St. with access from both directions. The property has 21 parking spaces and a pylon sign for each tenant. The building is highly visible from traffic traveling on S. Queen St. Great location for a medical or professional office, retail, and food.



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

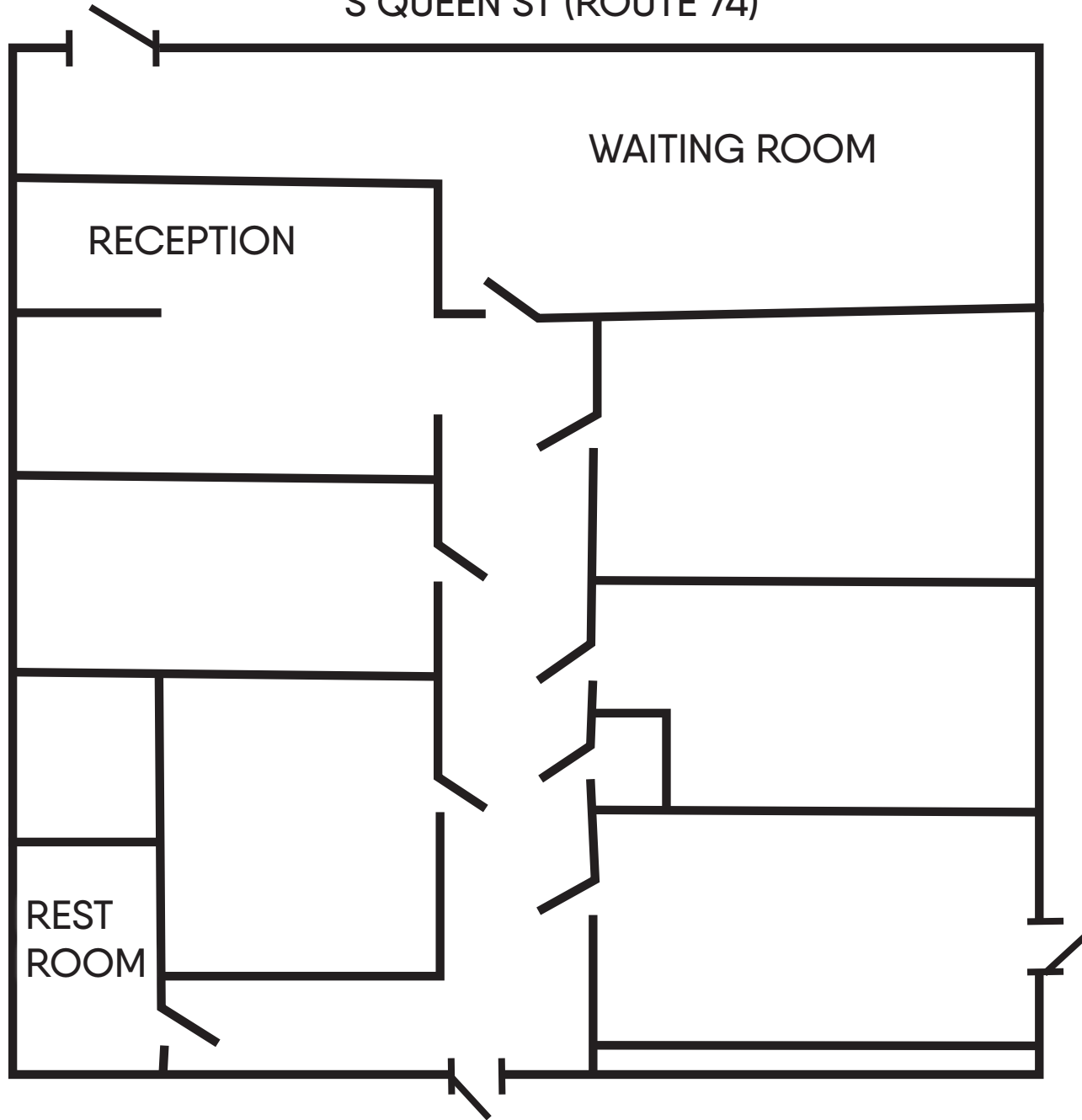
The south side of York is a fast growing area that is comprised of three large school districts. The S. Queen St. corridor is less that 15 minutes from downtown York and ideally located near Interstate 83 that connects the north, east, and south sides of York. The property is minutes away from York Hospital/ 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

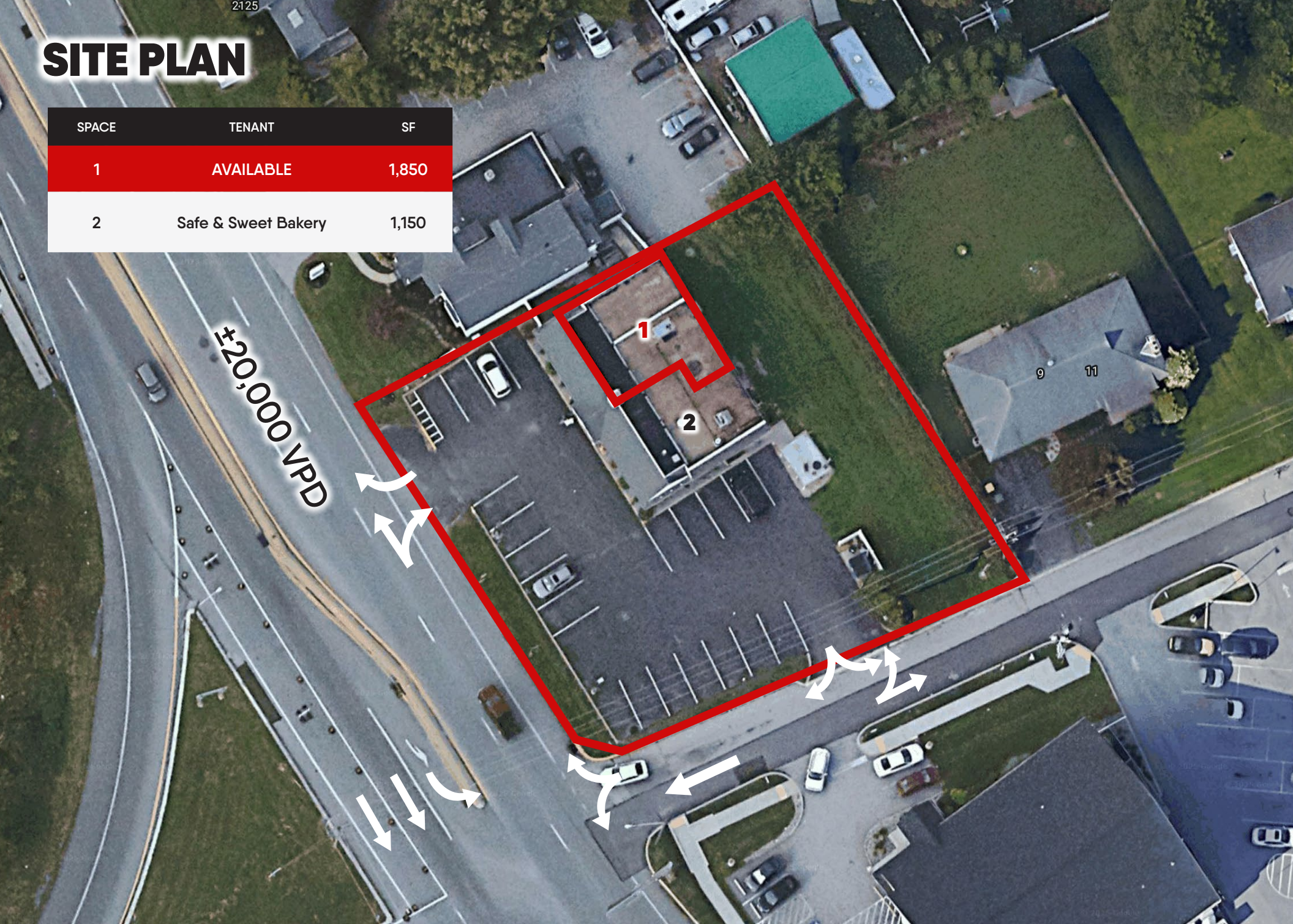
FORMER VCA

S QUEEN ST (ROUTE 74)



# SITE PLAN

SPACE	TENANT	SF
1	AVAILABLE	1,850
2	Safe & Sweet Bakery	1,150



±20,000 VPD

1

2

9

11

# MARKET OVERVIEW

## QUEENSGATE TOWNE CENTER



## SOUTH YORK PLAZA



## SOUTH YORK VALUE CENTER



**SITE**

**ACCO**

**PRIMANTI BROS.**

**DUNKIN'**

**IHOP**

**HOME 2 SUITES BY HILTON**

**MOD**

**Adult & Continuing Education Center at York County School of Technology**



# 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

### NEW JERSEY OFFICE:

236 E. Route 38, Suite 130  
Moorestown, NJ 08057

## LISTING AGENTS:



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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.

