

# 805 E PROSPECT ST

YORK, PA | 17403



SIGNAGE

"ZINGARA LOUNGE"  
SIGNAGE

"THE MARIE ELIZABETH  
EARLY MORNING  
CENTER" SIGNAGE

±990 SF  
**FOR LEASE**

# PROPERTY OVERVIEW

Ideally situated along a well-traveled corridor in York, 805 E Prospect Street presents a flexible commercial opportunity with available space approximately 990 square feet. This freestanding property offers strong street visibility, easy access from Prospect Street and Pattison Street, making it well-positioned for both customer-facing businesses and professional services.

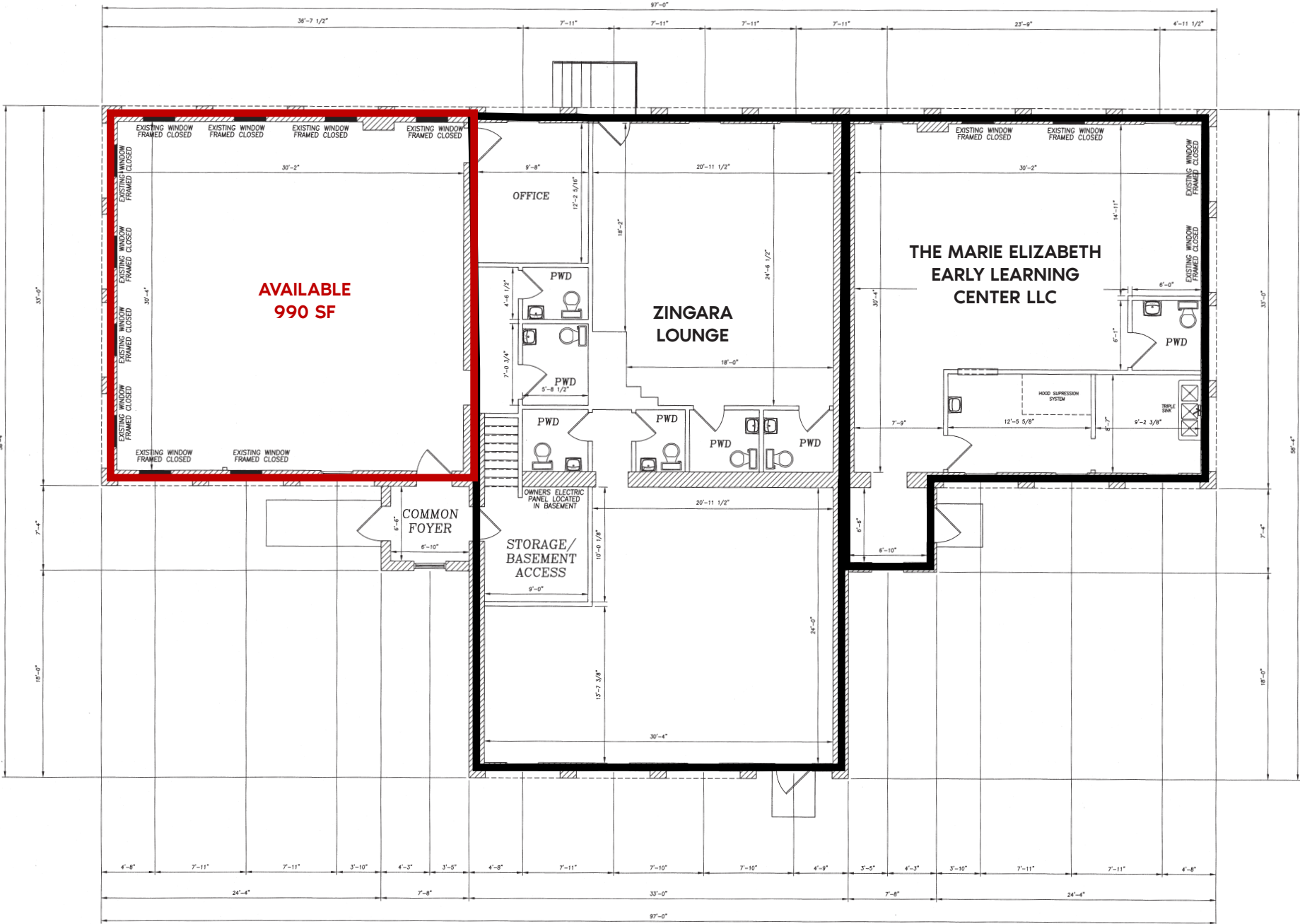
The building's layout accommodates a variety of potential uses - including retail, office, or service-based operations - while on-site parking adds convenience for both staff and customers.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	99,203	156,722	224,495
EMPLOYEES	51,380	79,972	95,866
AVERAGE HHI	\$90,132	\$101,485	\$103,007
HOUSEHOLDS	38,683	61,254	88,220

**TRAFFIC COUNTS: E Prospect St (±8,000 VPD)**

# FLOOR PLAN



# MARKET OVERVIEW



**Cheddar's**  
SCRATCH & KITCHEN

**McDonald's**

**Starbucks**

**Harley-Davidson Cycles**

**SHEETZ**

**MANCHESTER CROSSROADS**

**OLD NAVY** **PETSMART**

**SPROUTS FARMERS MARKET** **NTB**

**THE VITAMIN SHOPPE** **Ritas**

**Arby's** **Friendly's** **SUBWAY**

**INTERIORSHOME** **FINE WINE & GOOD SPIRITS**

**Target** **KOHL'S**

**SEPHORA**  
THE BEAUTY AUTHORITY

**ULTA BEAUTY** **Michaels**

**YORK GALLERIA MALL**

**Boscov's** **Marshalls**

**verizon** **ExtraSpace Storage**

**H&M** **AT&T** **HOLLYWOOD Casino YORK**

**YORK TOWN CENTER**

**BEST BUY** **ULTA** **DICK'S SPORTING GOODS**

**ROSS DRESS FOR LESS** **BOB'S FURNITURE** **HC hair cutters**

**TORRID** **DAVID'S BRIDAL** **CHIPOTLE MEXICAN GRILL**

**LONGHORN STEAKHOUSE**

**CANDLEWOOD SUITES**

**ALDI**

**Raymour & Flanigan**  
FURNITURE MATTRESSES

**SHEETZ**

**McDonald's**

**THE HOME DEPOT**

**RITE AID**

**FIREHOUSE SHOPPES**

**MOE'S DOMESTIC BARS** **MILAN Laser Hair Removal**

**SportClips HAIRCUTS** **AT&T**

**DQ**

**YORK MARKETPLACE**

**LOWE'S** **CRUNCH** **Starbucks**

**GIANT** **FINE WINE & GOOD SPIRITS**

**SUPER SHOES** **FIREHOUSE SUBS** **RED LOBSTER**

**GameStop**

**weis**

**HARBOR FREIGHT TOOLS**

**Wendy's**

**Arby's**

**YORK MALL**

**Walmart Supercenter** **DOLLAR TREE** **sam's club**

**Panera BREAD** **xfinity** **NOTHING BUT THE GAMES**

**Chick-fil-A** **Applebee's GRILL + BAR** **BUFFALO WILD WINGS**

**EASTERN BLVD PLAZA**

**petco** **LIFEPATH** **ZOO'S** **CSL Plasma**

**KINGSTON SQUARE**

**SUBWAY** **empire BEAUTY SCHOOLS** **Drayer**

**SITE**

# Bennett Williams

COMMERCIAL REAL ESTATE

LANDLORD  
REPRESENTATION

TENANT  
REPRESENTATION

INVESTMENT  
SALES

PROPERTY  
MANAGEMENT

## 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:

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## 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.

