

805 E PROSPECT ST

YORK, PA | 17403



±1,800-2,700 SF
FOR LEASE



FRANCESCO CONIGLIARO | SHAYAN TABATABAI | BRAD ROHRBAUGH | CHAD STINE

For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

PROPERTY OVERVIEW

Ideally situated along a well-traveled corridor in York, 805 E Prospect Street presents a flexible commercial opportunity with available space ranging from approximately 1,800 to 2,700 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)			

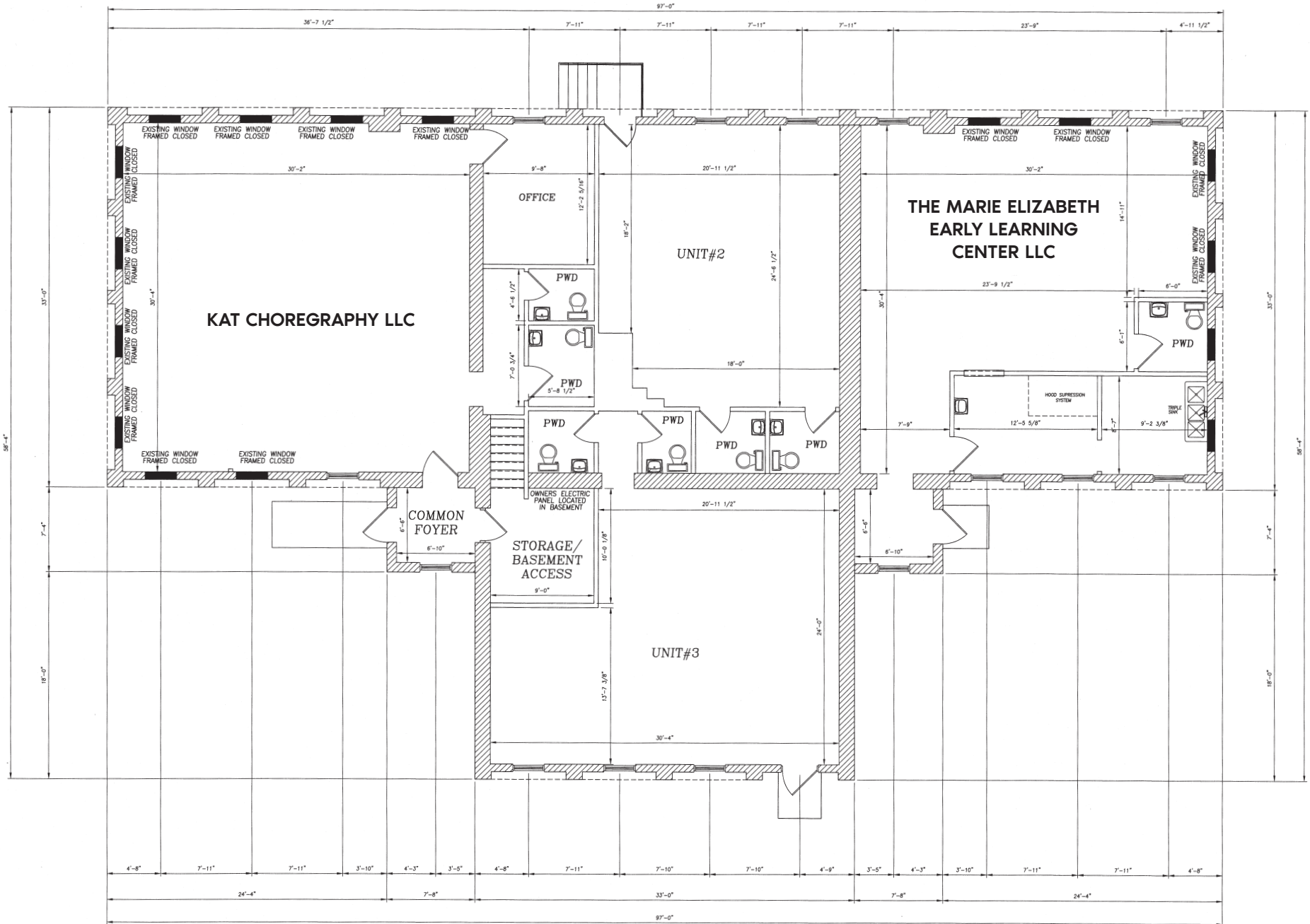


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FLOOR PLAN



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MARKET OVERVIEW



MANCHESTER CROSSROADS

OLD NAVY PETSMART
 SPROUTS FARMERS MARKET THE VITAMIN SHOPPE Ritas
 Arby's Friendly's SUBWAY
 INTERIORSHOME FINE WINE & GOOD SPIRITS



Cheddar's
SCRATCH KITCHEN



SHEETZ

Target KOHL'S
 ULTA BEAUTY SEPHORA THE BEAUTY AUTHORITY
 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 five BELOW HC Hair Cutters
 TORRID DAVID'S BRIDAL
 LONGHORN CHIPOTLE MEXICAN GRILL

FIREHOUSE SHOPPES

MOE'S MICHIGAN COUNTRY GRILL MILAN Laser Hair Removal
 Sport Clips HAIRCUTS AT&T

YORK MALL

Walmart Supercenter DOLLAR TREE sam's club
 Panera BREAD xfinity NOTHING BUTT GAKES
 Chick-fil'd Applebee's GRILL + BAR BUFFALO WILD WINGS

KINGSTON SQUARE

SUBWAY empire BEAUTY SCHOOLS Drayer

YORK MARKETPLACE

LOWE'S CRUNCH Starbucks
 GIANT FINE WINE & GOOD SPIRITS
 SUPER SHOES FIREHOUSE SUBS FOUNDED BY FIREMEN RED LOBSTER
 GameStop

EASTERN BLVD PLAZA

petco LIFEPAATH THIRTY STORES ZODS CSL Plasma

weis
 HARBOR FREIGHT TOOLS
 Wendy's
 Arby's

SITE

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:



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CONTACT US

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REPRESENTATION

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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.

