

# 2875 E PROSPECT RD

YORK, PA | 17403

**SITE**

**±1.39 ACRES  
FOR LEASE**



ABE KAHN | TYLER GETTEL | FRANCESCO CONIGLIARO | BRAD ROHRBAUGH | CHAD STINE  
For Leasing Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



COMMERCIAL BROKERAGE. *Redefined.*



# PROPERTY OVERVIEW

Available for lease: a 1.39-acre parcel at 2875 E Prospect Road in York, PA. This well-located site sits at the busy intersection of Cape Horn Road and East Prospect Road (VPD), adjacent to Dunkin' Donuts and near Heritage Hills Resort. With strong visibility, convenient access, and close proximity to I-83, it offers an exceptional opportunity for businesses seeking a high-traffic location.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	58,742	155,267	202,301
EMPLOYEES	25,879	62,748	92,594
AVERAGE HHI	\$105,287	\$98,028	\$100,722
HOUSEHOLDS	23,038	60,492	79,442
TRAFFIC COUNTS: E Prospect Rd (±23,000 VPD)			



# MARKET OVERVIEW



**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:



### **Abe Khan**

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### **Tyler Gettel**

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### **Francesco Conigliaro**

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## CONTACT US

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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.

