

2908 E PROSPECT RD

YORK, PA | 17403



SITE

**±1.26 ACRES
FOR LEASE**

PROPERTY OVERVIEW

Available for lease: a 1.26-acre parcel at 2908 E Prospect Road in York, PA. This well-located site sits at the busy intersection of Cape Horn Road and East Prospect Road ($\pm 23,000$ VPD), directly across from 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 ($\pm 23,000$ VPD)			

MARKET OVERVIEW



SITE

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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About Bennett Williams

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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.

