

# 3995 N GEORGE ST

MANCHESTER, PA • 17345



**±30,895 SF**  
**FOR LEASE**

## NEARBY-RETAILERS



**RYAN MYERS, CCIM**

FOR LEASE INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT [WWW.BENNETTWILLIAMS.COM](http://WWW.BENNETTWILLIAMS.COM)



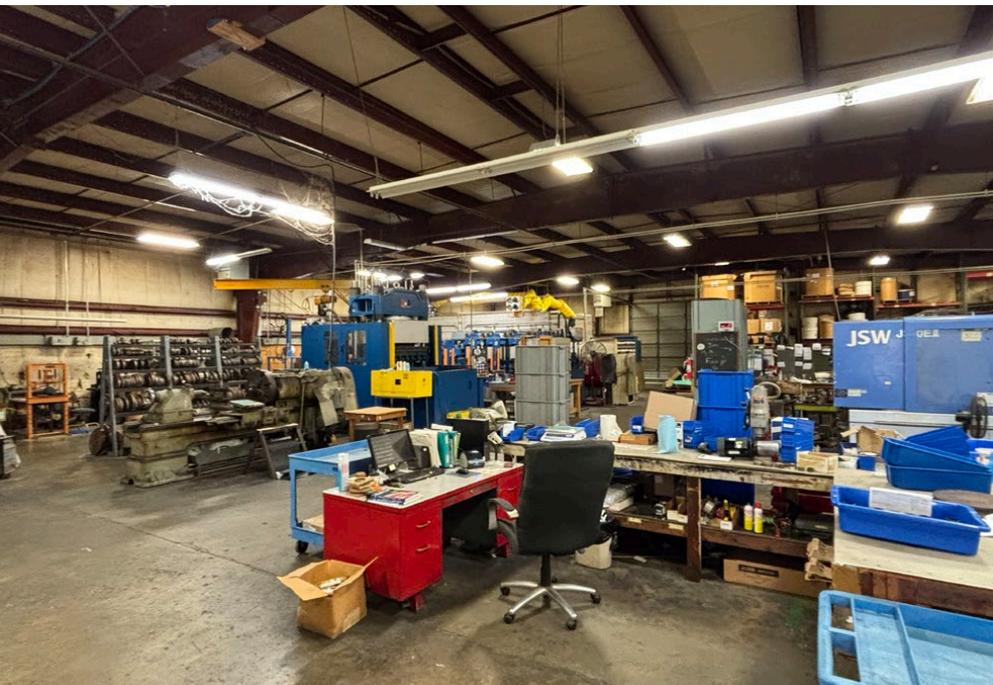
COMMERCIAL BROKERAGE. *Redefined.*

# PROPERTY OVERVIEW

This space is ideal for light manufacturing, warehouse and office. The space has 3 phase, 600A / 480V. There are 4 drive-in doors and 1 dock door. Ceiling heights range from 12-15'. There are 40+/- paved parking spaces. The co-tenant, Golden Brew, shares the parking area. The lease rate is \$6.75/SF NNN.

# LOCATION OVERVIEW

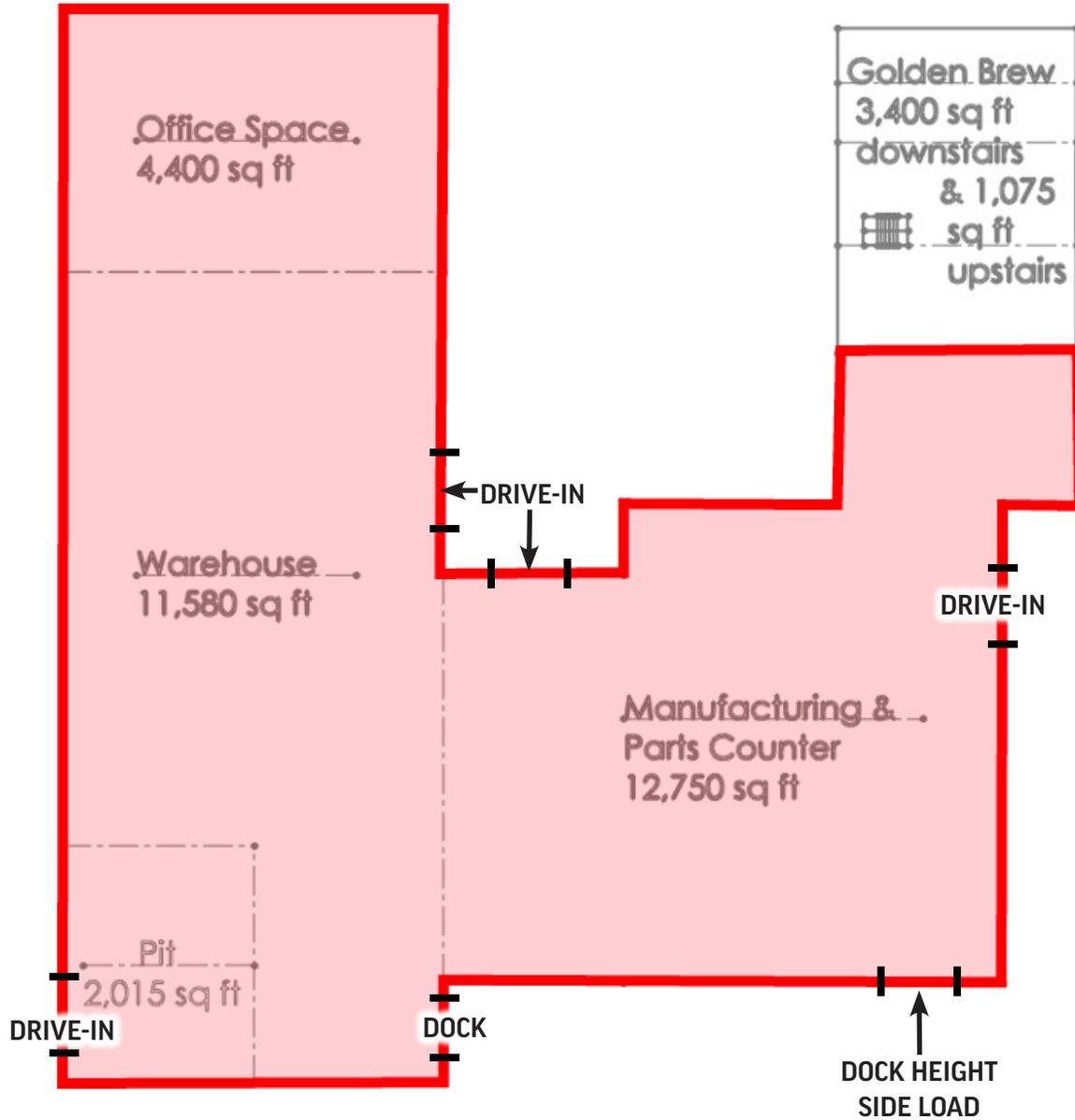
This property is located at the corner of North George Street and Brick Yard Road. George Street is the primary route entering Manchester, PA. The property is about a 5 minute drive from Exit 24 of Interstate 83. Surrounding uses include industrial and retail.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	19,424	55,168	165,850
EMPLOYEES	11,669	25,393	71,742
AVERAGE HHI	\$111,850	\$116,963	\$97,230
HOUSEHOLDS	7,410	21,400	64,579

TRAFFIC COUNTS: N George St Ext ±15,000 VPD

# FLOOR PLAN



# MARKET OVERVIEW



**CHESTER SQUARE**

**EAST MANCHESTER VILLAGE CENTER**

## 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

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.

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