

2650 S QUEEN ST

YORK, PA | 17402



±3,643 SF
ON 1.73 AC FOR LEASE

PROPERTY OVERVIEW

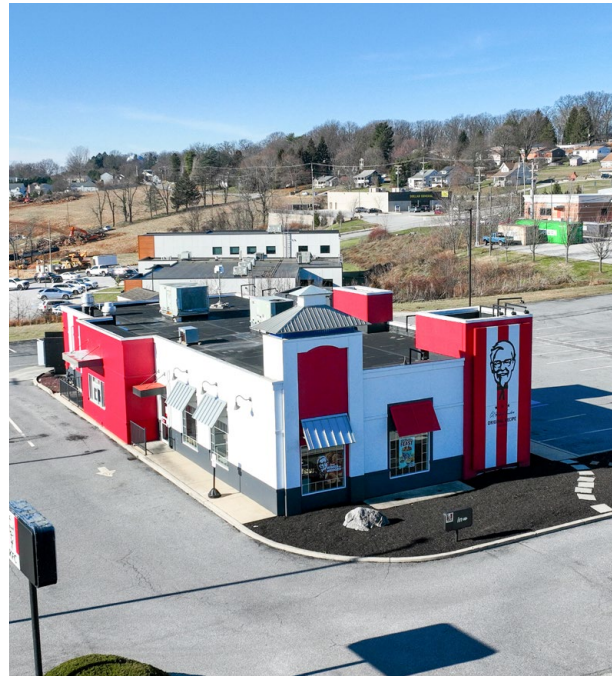
Now available for lease is a 3,643 SF freestanding retail building with significant frontage in one of the market's primary retail corridors along South Queen Street. The site benefits from the high-volume traffic flow of South Queen Street (20,000 VPD), which is one of the main North-South thoroughfares in the York market. With a trade area that extends more than 5 miles, this location attracts a vast customer base. With high concentration of traffic driven by the surrounding retail, medical, and office buildings, the site pulls from not just the immediate area, but the surrounding market points as well. This site is ideal for tenants seeking a standalone presence in a strong retail market.



DEMOGRAPHICS

3 MILE 5 MILE 7 MILE

 POPULATION	36,993	135,017	189,159
 TOTAL EMPLOYEES	11,602	51,901	84,519
 AVERAGE HHI	\$121,102	\$100,570	\$100,181
 TOTAL HOUSEHOLDS	14,876	52,500	74,227



MARKET AERIAL

OSS HEALTH YORK
ORTHOPAEDIC URGENT CARE

YORK TOWNSHIP
ELEMENTRAY SCHOOL
±500 STUDENTS

OLDE TOLLGATE VILLAGE



ADVANCE
AUTO PARTS

DOLLAR GENERAL

ROYAL
FARMS

Rutter's
Why Go Anywhere Else?



SITE



DUNKIN'

THE HEIGHTS



FRESH FOOD
SHEETZ
MADE TO ORDER

Holiday Inn
Express

Arby's



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 Park, 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

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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.

