

2410 MT ROSE AVE

YORK, PA | 17402



±2,325 SF/0.59 AC

FOR LEASE

PROPERTY OVERVIEW

Located at 2410 Mt Rose Ave in York, this 2,325 SF freestanding former Pizza Hut is being offered for lease as a second-generation restaurant opportunity on a 0.59-acre parcel in a well-established commercial corridor. The property features excellent visibility and convenient access along Mt Rose Ave \pm (24,000 VPD), with close proximity to major regional roadways including Interstate 83 (\pm 76,000 VPD) and U.S. Route 30 (\pm 53,000 VPD), providing strong connectivity throughout the greater York market. The freestanding building allows for strong branding potential and operational flexibility, while the site offers ample parking and easy ingress/egress, making it an ideal opportunity for restaurant operators, investors, or users seeking a well-located second-generation restaurant property.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	81,506	157,046	214,696
EMPLOYEES	43,140	70,158	94,426
AVERAGE HHI	\$94,647	\$98,462	\$104,282
HOUSEHOLDS	31,677	61,403	84,205

TRAFFIC COUNTS: Mt Rose Ave (\pm 24,000 VPD)

MARKET OVERVIEW



MARKET OVERVIEW



Bennett Williams

COMMERCIAL REAL ESTATE

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

EXTON OFFICE:

1 E. Uwchlan Ave.
Suite 409, Exton, PA 19341

NEW JERSEY OFFICE:

236 E. Route 38, Suite 130
Moorestown, NJ 08057

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
State College, PA 16803

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