

2410 MT ROSE AVE

YORK, PA | 17402



±2,325 SF/0.59 AC

FOR SALE

PROPERTY OVERVIEW

Located at 2410 Mt Rose Ave in York, this 2,325 SF freestanding former Pizza Hut is being offered for sale 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



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

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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.

