

# 1120 E MASON AVE

YORK, PA | 17403

OUTDOOR  
STORAGE

OFFICE/GARAGE

±6,270 SF / .62 AC  
**FOR SALE**



BLAKE SHAFFER | TYLER GETTEL | BRAD ROHRBAUGH | CHAD STINE  
FOR SALE INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT [WWW.BENNETTWILLIAMS.COM](http://WWW.BENNETTWILLIAMS.COM)



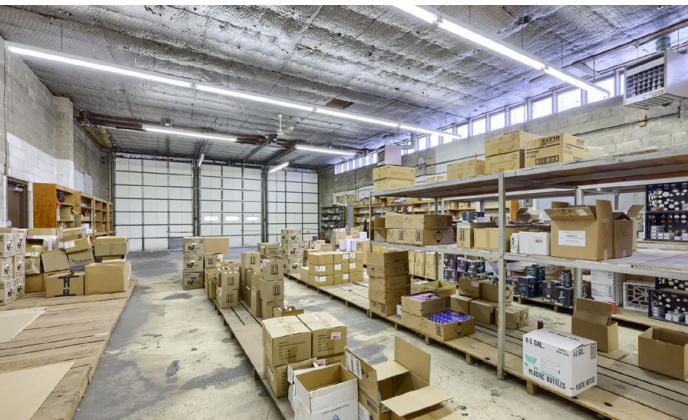
COMMERCIAL BROKERAGE. *Redefined.*



# PROPERTY OVERVIEW

1120 East Mason Ave features 2,325 square feet of office space complemented by just under 4,000 square feet of storage/garage area, providing a versatile layout to support a variety of business operations. The property also includes 0.38 acres of outdoor storage, offering additional flexibility for equipment, vehicles, or materials. Ideally situated just off East Market Street, the site is positioned just east of downtown York, PA, with convenient access to major transportation corridors including Interstate 83 and Route 30, ensuring excellent connectivity throughout the region.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	99,595	154,838	222,959
TOTAL EMPLOYEES	50,979	79,423	94,945
AVERAGE HHI	\$88,040	\$102,263	\$103,371
TOTAL HOUSEHOLDS	38,389	60,466	87,601



# MARKET OVERVIEW



# 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 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:



### BLAKE SHAFFER

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### TYLER GETTEL

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### BRAD ROHRBAUGH

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### CHAD STINE

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### CONTACT US

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PROPERTY  
MANAGEMENT



## 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.

