

1601 S QUEEN STREET

YORK, PA 17403



±4,996 SF / ±0.47 AC
FOR SALE

PROPERTY OVERVIEW

This well-maintained, vacant medical office building at 1601 S Queen St in York offers an owner-user or investor opportunity in one of the city's most heavily traveled commercial/medical corridors. The 4,996 SF facility sits on 0.47 acres and is ideally laid out for medical or professional office use, featuring multiple exam rooms, private offices, reception area, and ample support space. The site is positioned along South Queen Street with excellent visibility, strong traffic counts, and convenient access to I-83 (±59,000 VPD). The property benefits from exceptional accessibility for both patients and staff as well as ample on-site parking and prominent signage.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	95,331	158,680	220,676
EMPLOYEES	44,570	78,274	97,230
AVERAGE HHI	\$93,894	\$98,903	\$104,243
HOUSEHOLDS	37,046	62,349	86,577



RANDOLPH PARK SC
tropical CAFE **chico's**
SMOOTHIE
JOS. A. BANK **Oito's**
Pizza & Beer



MARKET OVERVIEW



MOUNT ROSE PLAZA
 FAMILY DOLLAR Save a Lot
 Advance Auto Parts Pizza Hut
 Popeyes DUNKIN'

HAINES ACRES SHOPPING CENTER
 DOLLAR TREE
 OLIE'S OUTLET Big Apple BAGELS
 PIZZA & GRILL SHERWIN WILLIAMS

YORK FAIRGROUNDS

Johnson Controls

WILLIAM PENN HIGH SCHOOL

Auto Zone

GABRIEL BROTHERS PLAZA
 Gabe's Once upon a child
 GROCERY OUTLET bargain market
 planet fitness

YORK COLLEGE OF PENNSYLVANIA

WELLSPAN HEALTH

SITE

YORK SUBURBAN HIGH SCHOOL

QUEENSGATE TOWNE CENTER
 weis CommunityAid
 RC THEATRES
 CHIPOTLE MEXICAN GRILL
 sweetFrog premium frozen yogurt
 Jersey Mike's SUBS
 FINE WINE & GOOD SPIRITS

SHOPPES AT WYNDHAM
 LIDL
 DOMINO'S
 ANYTIME FITNESS
 DUNKIN'
 SUBWAY Great Clips

RANDOLPH PARK SC
 tropical CAFE
 chico's
 JOS. A. BANK
 Vito's PIZZA & BEER

TACO BELL
 JJ
 SHEETZ
 CVS pharmacy
 STARBUCKS
 PRIMANTI BROS.

SOUTH YORK PLAZA
 GIANT five BEL'W
 TRADITIONS BANK Make Your Mark
 CACKER BARREL OLD COUNTRY STORE
 HOME 2 SUITES BY HILTON

SOUTH YORK VALUE CENTER
 Price Rite MARKETPLACE
 pennsylvania DEPARTMENT OF TRANSPORTATION
 M MEMBERS P
 noodles & COMPANY
 T Mobile
 MAJIK
 Great Clips
 DOLLAR TREE
 Panera BREAD

OLD TOLLGATE VILLAGE
 RESTLESS COFFEE CO
 bound
 BONES-N-SHELLS
 TOPPERS
 MAPA'S BOLI

McDonald's
 SHEETZ
 Advance Auto Parts
 DOLLAR GENERAL
 DUNKIN'
 STARBUCKS
 ROYAL FARMS

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

NEW JERSEY OFFICE:

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

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About Bennett Williams

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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.

