

# 4050 N GEORGE ST

MANCHESTER, PA 17345



±2,500 SF

±11,000 VPD

±2,500 SF AVAILABLE  
**FOR LEASE**

# PROPERTY OVERVIEW

4050 North George Street is a 2,500 square foot, recently developed retail building ideally located directly along busy North George Street, which is a main thoroughfare to Route 30 in Manchester, PA. The site benefits from having great visibility along North George Street (11,000 CPD), in front of the Giant anchored East Manchester Village Center with WellSpan as a reliable co-tenant. The property provides retailers the chance to break into a market where there is little retail opportunity remaining. With the project being anchored by the dominant Central PA grocer, Giant and surrounded by other retailers, the site offers great benefits for any kind of medical, office, or retail user interested in the tight corridor.



**POPULATION**  
 5 MILE- 64,107  
 7 MILE- 180,032  
 10 MILE- 271,698



**EMPLOYEES**  
 5 MILE- 30,104  
 7 MILE- 77,531  
 10 MILE- 108,257

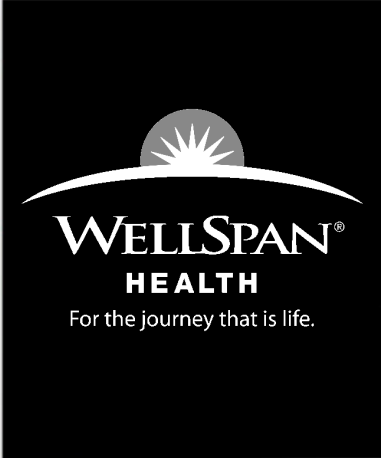


**AVERAGE HHI**  
 5 MILE- \$115,008  
 7 MILE- \$104,340  
 10 MILE- \$110,431



**HOUSEHOLDS**  
 5 MILE- 25,338  
 7 MILE- 70,558  
 10 MILE- 108,166

# SITE PLAN



48'  
52'  
AVAILABLE  
±2,500 SF

±11,000 VPD



# MARKET OVERVIEW



**Northeastern Middle School**  
~600 Students

**Northeastern Senior High School**  
~1,100 Students

**Spring Forge Intermediate School**  
~400 Students

**Clarence R. Orendorf Elementary School**  
~300 Students

**Shallow Brook Intermediate School**  
~400 Students

**OLLIE'S**  
GOOD STUFF CHEAP  
**Distribution Center**

**Rutter's**

**MANCHESTER PLAZA**  
The Cats Meow Tattoo  
Patricia & Co Salon  
Manchester Grooming

**CHEVROLET**

**Starbucks**  
**Distribution Center**

**NORTHEAST SC**  
**DOLLAR GENERAL**

**M&T Bank**  
**Checkers**

**EAST MANCHESTER VILLAGE CENTER**  
**GIANT DUNKIN'**  
FINE WINE & GOOD SPIRITS **BUFFALO WILDWINGS GO**  
**DOLLAR TREE**  
**verizon SUBWAY**  
**planet fitness**

**McDonald's**

**SITE**

**ROSES** **PIZZA PAPA JOHN'S**

**Advance Auto Parts**

**CVS pharmacy**

**SHEETZ**

**PENN WASTE**



# 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

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.

