

3230 EASTERN BOULEVARD

YORK, PA | 17402



Walmart
Save money. Live better.

MAV'S
DISCOUNT
TIRE

POPEYES

Panera
BREAD

LOWE'S

Chick-fil-A

DQ

MOE's
SOUTHWEST BROS.

THE HOME
DEPOT

Academy
SPORTS & OUTDOORS

sam's club

YORK CROSSINGS

DICK'S
SPORTING GOODS

ULTA

BEST BUY

carter's

Burlington

BARNES & NOBLE
BOOKSELLERS

BOB'S
DIRTY FURNITURE

TORRID

BOOT BARN

YORK GALLERIA

E MARKET ST: ±20,000 VPD

SITE

EDGEWOOD RD: ±18,000 VPD

±2,800 SF
FOR SALE/LEASE



CONNOR SPAHR | BRAD ROHRBAUGH | CHAD STINE

FOR SALE INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT WWW.BENNETTWILLIAMS.COM



COMMERCIAL BROKERAGE. *Redefined.*

PROPERTY OVERVIEW

This well-maintained, ±2,800 SF medical office building at 3230 Eastern Boulevard offers an owner-user or investor opportunity at a signalized corner along one of East York's most heavily traveled commercial and medical corridors. Sitting on ±0.45 acres, the property is ideally laid out for medical or professional office use, configured as two symmetrical ±1,200 SF sides with four exam rooms each, anchored by a shared ±400 SF central lobby and reception area. This layout allows an incoming user to occupy the space with minimal build-out, or to easily reconfigure the exam suites, private offices, and support areas to fit their business. The symmetrical two-suite layout is also well suited for two small businesses under one roof, allowing an owner-user to occupy one side and lease the other for additional income.

The site is positioned along Eastern Boulevard and Edgewood Road with excellent visibility and strong traffic counts of ±18,000 VPD. The property benefits from exceptional accessibility for both clients and staff, with approximately 17 on-site parking spaces and corner signage, plus easy access to Route 30 (±50,000 VPD) just minutes away. The property also sits one block from Market Street (Rt 462) and a short drive from I-83, connecting the site to central York and the broader York County market.

The building presents a compelling opportunity for a medical or professional office user seeking a move-in-ready facility, or an investor targeting a proven, high-traffic trade area. Offered For Sale or For Lease.



DEMOGRAPHICS

3 MILE

5 MILE

7 MILE

POPULATION

53,233

138,599

205,884

EMPLOYEES

23,361

60,880

96,157

AVERAGE HHI

\$108,372

\$101,780

\$106,846

HOUSEHOLDS

21,214

54,551

81,635

MARKET OVERVIEW

NEARBY MEDICAL PRACTICES



Yorkshire Dental

Premier Dental of York

Patient First

Belmont Dental

Front Runner Physiotherapy

ACHIEVE Behavioral Success, P.C.

Wellspan Family Medicine - Stony Brook

PA Medical Weight Loss

Olson Orthodontics

Wellspan Family Medicine - Plymouth Road

York VA Clinic



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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

LISTING AGENTS:



Connor Spahr

cspahr@bennettwilliams.com



Brad Rohrbaugh

brohrbaugh@bennettwilliams.com



Chad Stine

cstine@bennettwilliams.com

CONTACT US

717.843.5555 | www.bennettwilliams.com

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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.

