

FOR LEASE

Convenient, 1,447 SF lower level professional office space available with on-site parking.



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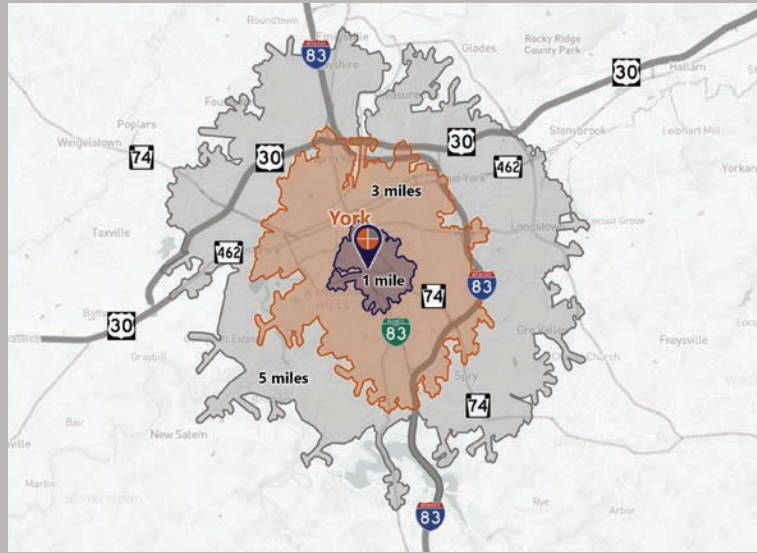


PROFESSIONAL OFFICE SPACE

DEMOGRAPHICS

Variable	910 S. George St. York, PA 17403		
Travel Distance from Site	1 mile	3 miles	5 miles
Total Population	12,727	71,678	119,648
Population Density (Per Sq. Mile)	7,279.3	4,376.9	2,540.8
Total Daytime Population	18,936	82,831	144,930
Total Households	4,198	27,470	47,581
Per Capita Income	\$27,122	\$31,095	\$36,251
Average Household Income	\$79,948	\$79,919	\$90,657
Average Disposable Income	\$61,934	\$62,144	\$70,051
Aggregate Disposable Income	\$259,998,773	\$1,707,105,003	\$3,333,083,507
Total (SIC01-99) Businesses	393	2,773	5,068
Total (SIC01-99) Employees	9,744	38,058	75,020
Total (SIC01-99) Sales	\$1,074,168,256	\$6,672,484,666	\$13,788,457,745
Annual Budget Expenditures	\$293,286,520	\$1,922,965,082	\$3,755,205,803
Health Care	\$21,347,622	\$148,696,319	\$298,199,841

Travel Distance from Site



PROPERTY & MARKET OVERVIEW

910 S. George St. is a strategically located professional office building, encompassing 3,303 SF on 0.25 acres in York, PA. Currently available for lease is a lower-level suite with its own private entrance, offering 1,447 SF of office space, along with on-site parking.

The lower-level suite is designed with a private entrance, ideal for a reception area, waiting room, or bullpen. It features a spacious open room with a private restroom nearby. Additionally, there are several private offices along the perimeter, a conference room, and a second private restroom.

This property boasts excellent visibility and access along S. George St., one of York's main north-south thoroughfares, providing convenient connections to Interstate-83, which is perfect for commuting professionals.

The location is situated within a vibrant trade area that extends over 5 miles, featuring a mix of retail, office, and residential activities that attract a diverse customer base. It is also in close proximity to key demand drivers such as WellSpan York Hospital, York College, and the Colonial Shopping Center. The area is further enhanced by numerous dining and shopping options, benefiting employees, clients, locals, and visitors alike.

This space is ideal for massage therapy, professional services, or administrative operations that seek a high-traffic, amenity-rich location.

PROPERTY DETAILS

- Total Building Size:.....3,303 SF
- Available Space - Lower Level:.....1,447 SF
- Lease Rate:.....\$12.00/SF/Gross
- Lease Terms:.....2-3 years
- Zoning:.....Commercial
- Land/Lot Size:.....0.25 acres
- Date Available:.....Immediately
- Parking:.....On-Site, Shared Lot
- Roof Type:.....Metal
- Construction:.....Masonry / Wood Framed
- Ceiling Height:.....8 ft.
- Heating:.....Gas
- Cooling:.....Central Air
- Electric:.....Met Ed
- Water/Sewer:.....Public
- Year Built:.....1969

TRAFFIC COUNTS

- S. George St/BUS I-83:.....12,025 VPD
- Rathton Rd.:.....10,870 VPD
- Country Club Rd.:.....16,799 VPD

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INFOGRAPHIC | 3 MILE DRIVE TIME

Demographic Summary

910 S George St York, PA

Drive distance of 3 miles

This infographic provides a set of key demographic and health care indicators. [Learn more about this data](#)

KEY FACTS

71,678

Population

35.6

Median Age



Average Household
Size

\$60,053

Median Household
Income

Health Care Expenditure



\$3,479

Annual Health
Insurance
Expenditures



\$1,934

Medical Care



Medicare: Population 65+

2,965

Medicare Only

2,143

Direct-Purch &
Medicare

1,302

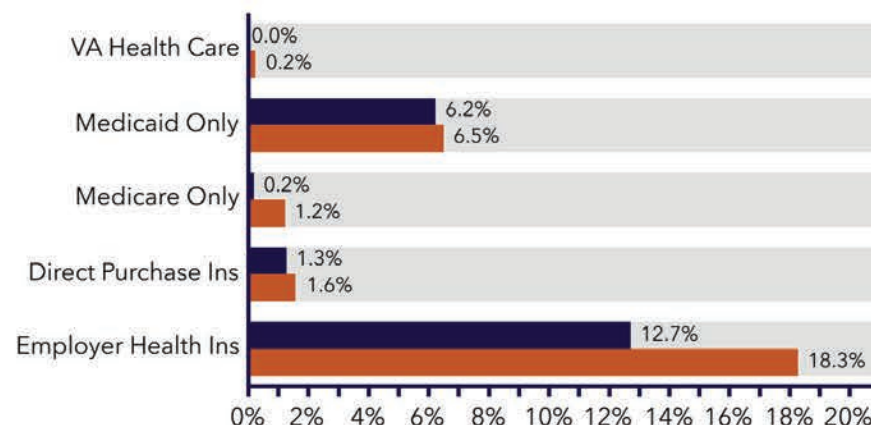
Employer &
Medicare

1,295

Medicare &
Medicaid

Health Insurance Coverage (ACS)

■ Pop 19-34 ■ Pop 35-64



Has One Type
Of Health
Insurance

21.4%

20.5%

27.8%

4.5%



Population
(ACS)

24.7%

25.8%

36.0%

13.5%



No Health
Insurance

0.9%

3.8%

3.8%

0.1%

Population Age

19<

19-34

35-64

65+

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ESTABLISHED REGIONAL AREA MAP

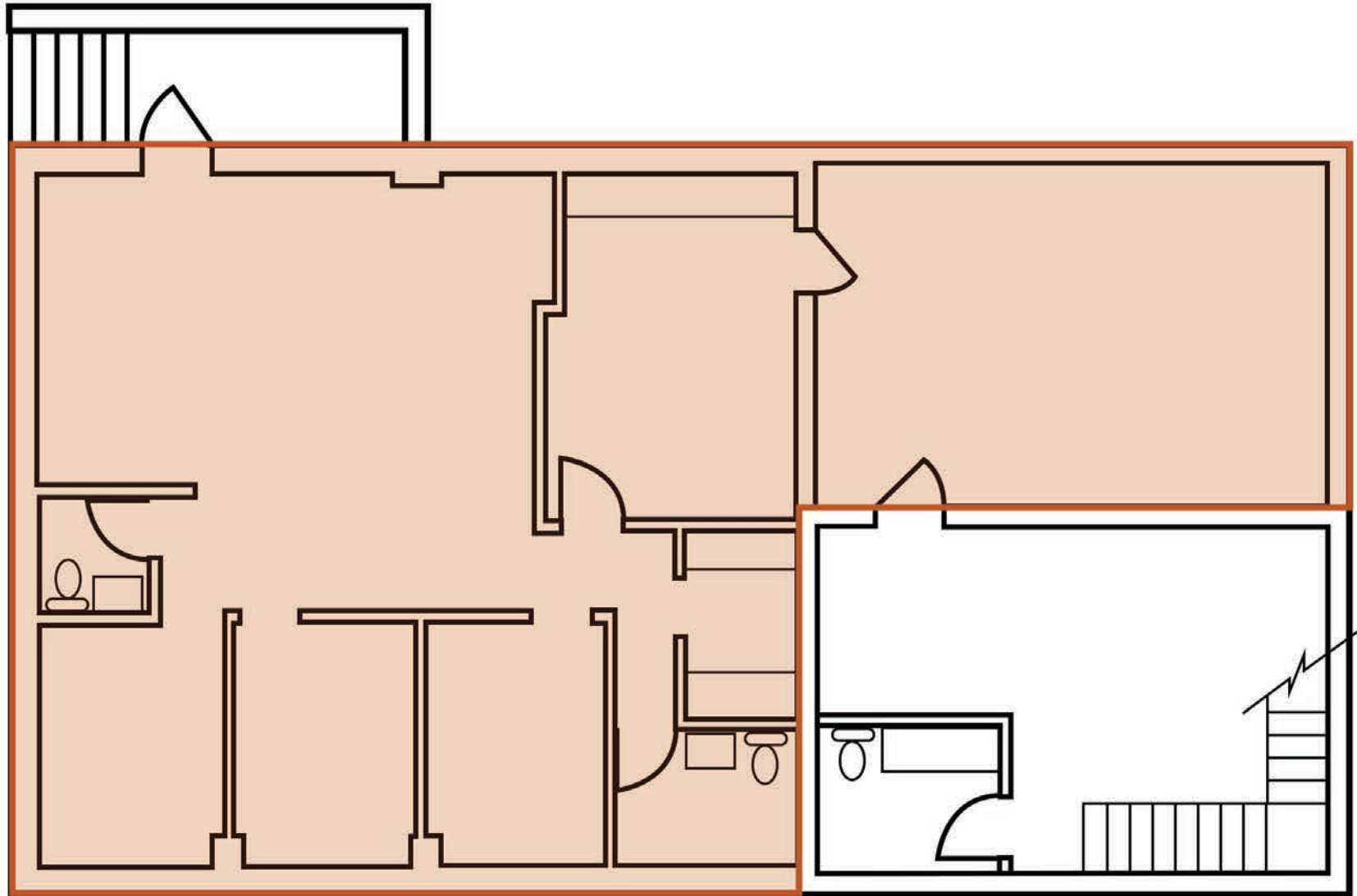


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FLOOR PLAN | LOWER LEVEL



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AERIAL DRONE & EXTERIOR PHOTOS



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AERIAL DRONE PHOTO



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