

FOR LEASE

Brand new construction with one space remaining at Leader Heights Road and S. Queen St., one mile from Interstate-83.



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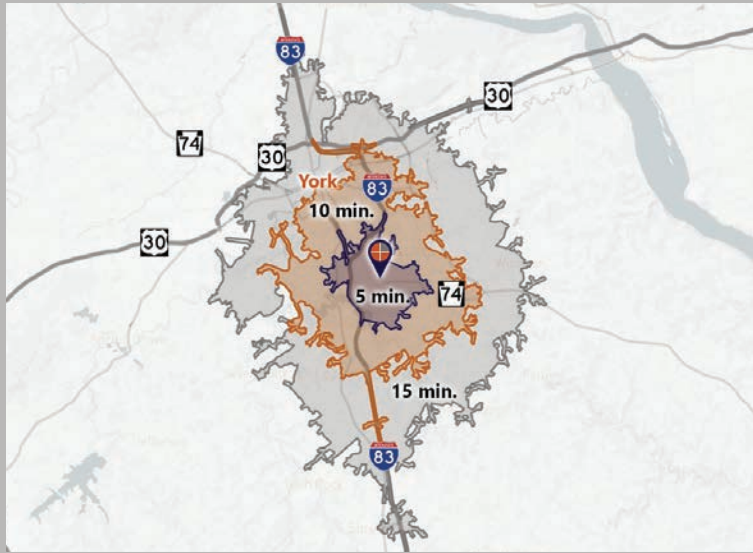


BRAND NEW OFFICE / RETAIL SPACE

DEMOGRAPHICS

Variable	2610 Course Rd. York, PA		
Travel Distance from Site	5 minutes	10 minutes	15 minutes
Total Population	10,618	67,511	161,741
Population Density (Per Sq. Mile)	1,267.6	1,664.7	1,395.5
Total Daytime Population	11,956	67,711	170,732
Total Households	4,260	25,969	63,900
Per Capita Income	\$45,606	\$42,249	\$38,635
Average Household Income	\$113,461	\$109,175	\$97,711
Average Disposable Income	\$87,172	\$82,608	\$75,127
Aggregate Disposable Income	\$371,352,190	\$2,145,246,565	\$4,800,639,842
Total (SIC01-99) Businesses	440	2,070	5,894
Total (SIC01-99) Employees	5,942	30,503	78,662
Total (SIC01-99) Sales	\$862,411,068	\$4,499,994,754	\$15,350,572,784
Annual Budget Expenditures	\$419,207,474	\$2,477,614,334	\$5,493,496,357
Retail Goods	\$137,920,537	\$812,042,265	\$1,803,726,000

Travel Distance from Site



PROPERTY & MARKET OVERVIEW

Discover this newly constructed Class A professional office building, now featuring its last available space for lease. Nestled along Course Road, this prime location is perfectly positioned between South Queen St. and Leader Heights Road, providing exceptional accessibility just a mile from Interstate-83.

The last available unit spans 1,500 SF and includes a reception area, multiple private offices, a conference room, and a private restroom. This space is ideal for professional offices, personal and professional services, lifestyle medical practices, and destination retail uses.

Moreover, the location is surrounded by a vibrant mix of amenities that cater to both employees and clients alike. Just a short distance away, you'll find popular establishments such as Starbucks, Royal Farms, Dunkin', McDonald's, KFC, Sheetz, Rutters, and more. This combination of a prime location and nearby amenities makes it an ideal setting for any business.

PROPERTY DETAILS

- Total Building Size:.....16,660 SF
- Available Space:.....1,500 SF
- Lease Rate:.....\$24.00/SF/NNN
- Lease Terms:.....Negotiable
- NNN Costs:.....\$6.00/SF
- Zoning:.....Commercial Shopping
- Land/Lot Size:.....2.5 acres
- Date Available:.....Immediately
- Parking:.....Paved Lot, Shared
- Year Built:.....2022
- Roof Type:.....Rubber
- Construction:.....Masonry / Steel
- Ceiling Height:.....9 to 15 ft.
- Heating:.....FWA
- Cooling:.....CAC
- Electric:.....Met-ED
- Water:.....Public
- Sewer:.....Public

TRAFFIC COUNTS

- Leader Heights Road:.....11,654 VPD
- S. Queen St./Route 74:.....20,152 VPD
- Interstate-83:.....41,083 VPD

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ESTABLISHED REGIONAL AREA MAP

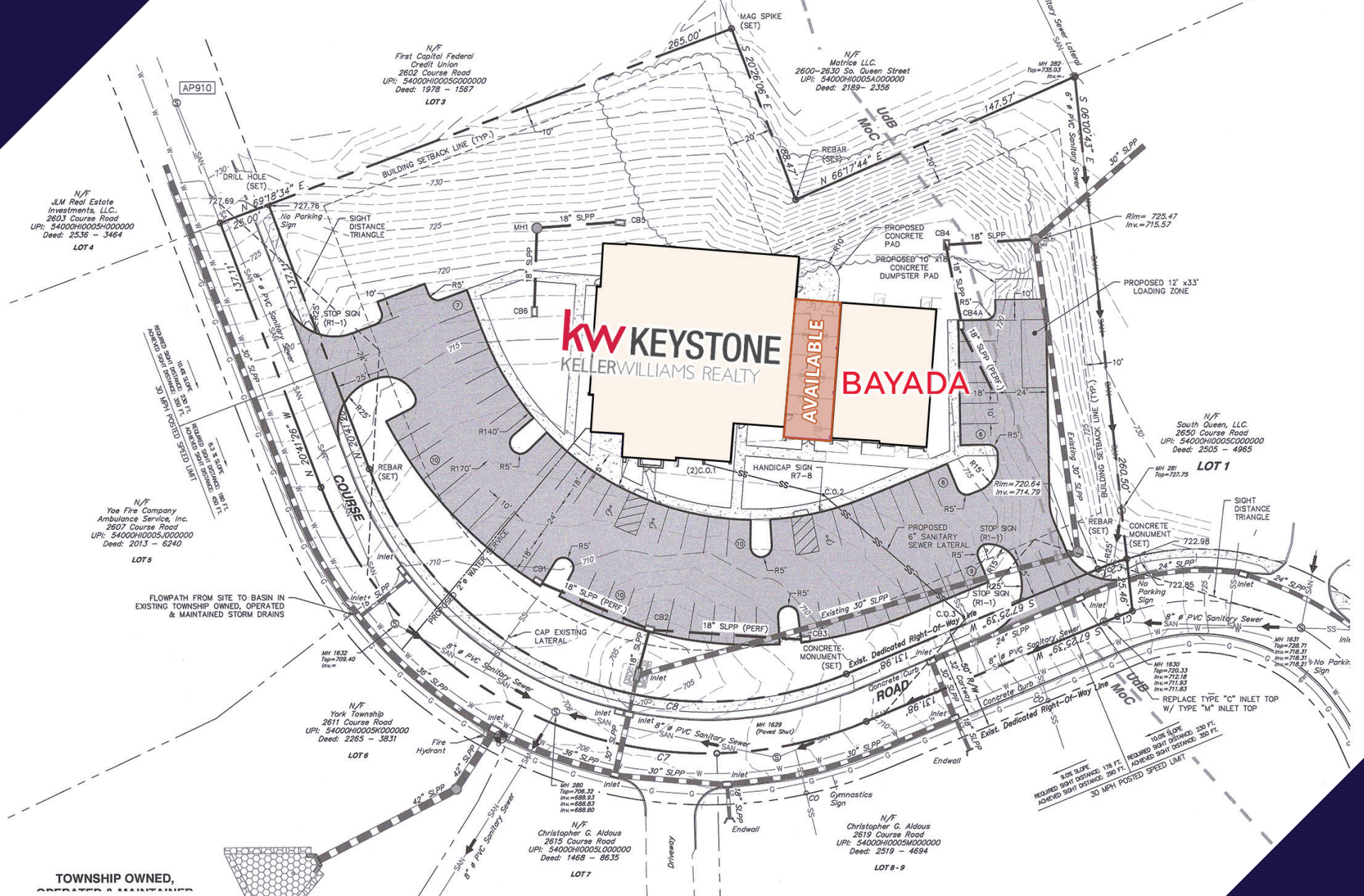


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SITE PLAN WITH OVERLAY

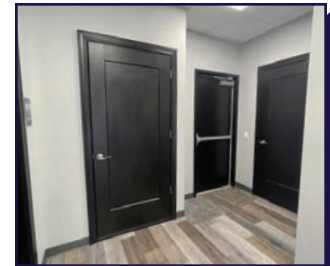
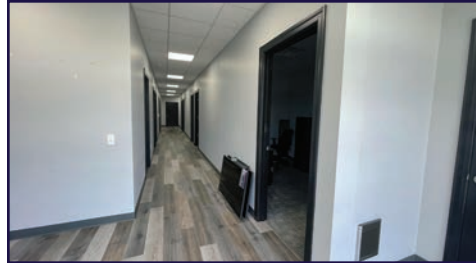
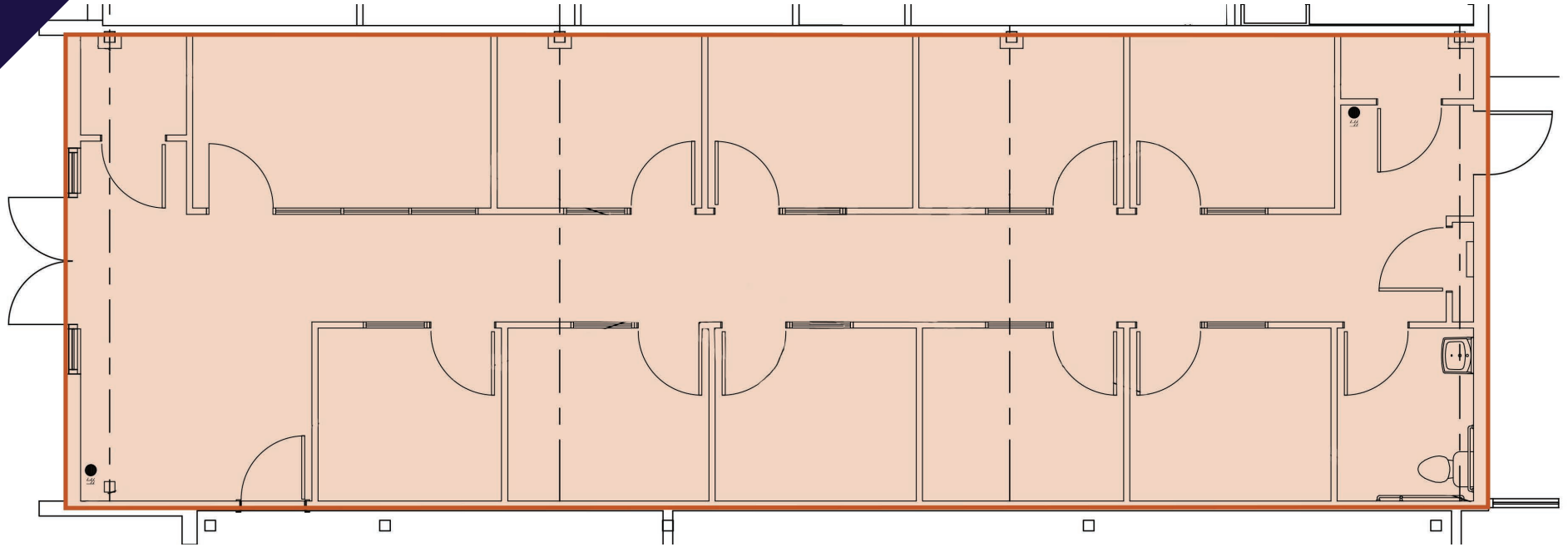


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FLOOR PLAN & INTERIOR PHOTOS

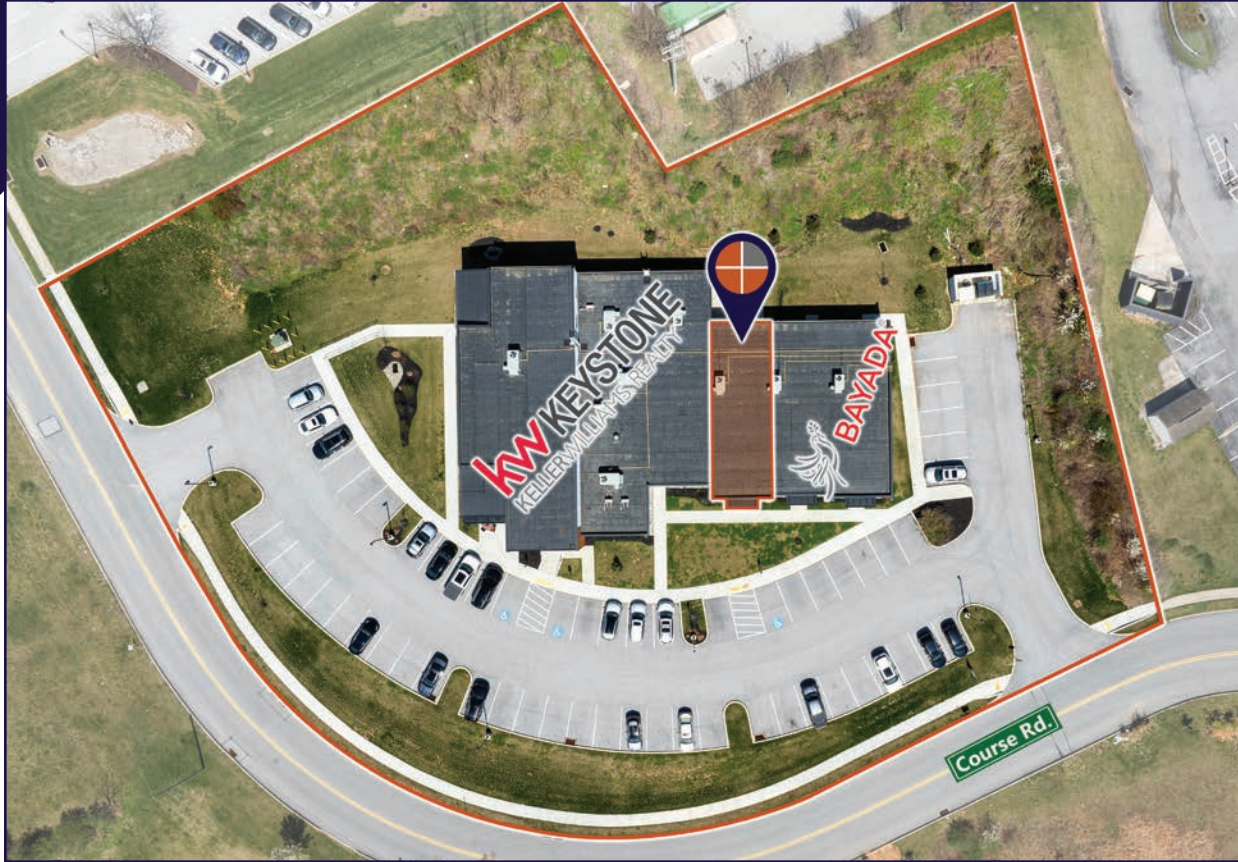


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AERIAL DRONE & BUILDING PHOTOS



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AERIAL DRONE PHOTO



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