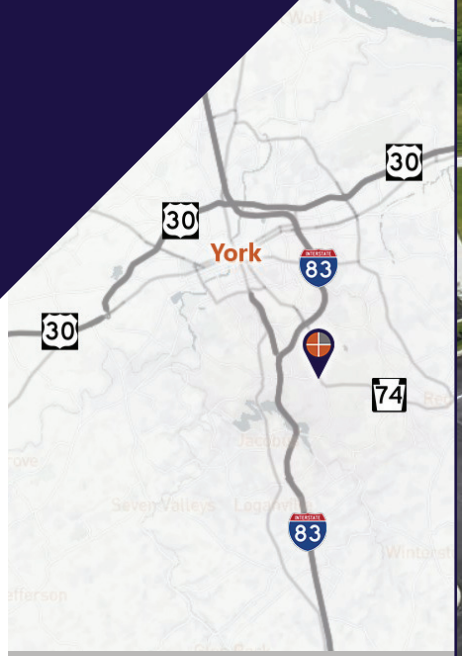
# Brand New Office / Retail Space

TRUE Commercial Real Estate LLC

**York Township | York County** **2610 Course Road York, PA 17402**

## 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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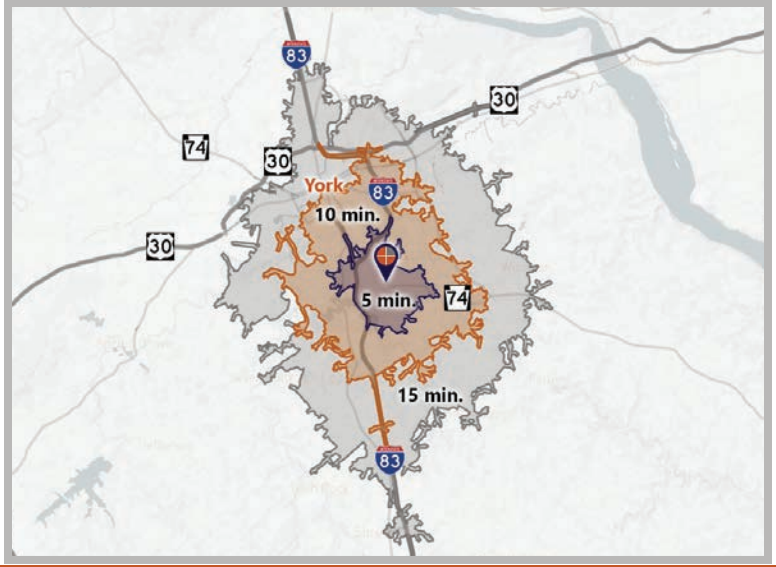
## DEMOGRAPHICS

| Variable | 2610 Course Rd. York, PA | | |
|---|---|---|---|
| Travel Distance from Site | 5 minutes | 10 minutes | 15 minutes |
| Total Population | 10,539 | 69,235 | 167,563 |
| Population Density (Pop per Sq. Mile) | 1,262.2 | 1,671.7 | 1,455.8 |
| Total Daytime Population | 12,934 | 74,394 | 179,380 |
| Total Households | 4,270 | 26,292 | 65,197 |
| Per Capita Income | $42,130 | $37,402 | $34,395 |
| Average Household Income | $106,298 | $97,900 | $88,100 |
| Average Disposable Income | $81,749 | $74,989 | $68,311 |
| Aggregate Disposable Income | $349,067,585 | $1,971,611,999 | $4,453,644,505 |
| Total (SIC01-99) Businesses | 515 | 2,497 | 6,545 |
| Total (SIC01-99) Employees | 7,913 | 37,427 | 90,567 |
| Total (SIC01-99) Sales ($000) | $979,507 | $4,627,516 | $13,817,593 |
| Annual Budget Expenditures | $384,777,356 | $2,201,448,291 | $4,933,022,296 |
| Retail Goods | $115,469,257 | $661,130,704 | $1,481,949,586 |

## Travel Distance from Site




## PROPERTY & MARKET OVERVIEW

Newly constructed Class A professional office building with one space remaining. The building sits on Course Road, which is straddled by South Queen St. and Leader Heights Road, offer tremendous access just one mile from Interstate-83. The last remaining vacancy is 3,051 SF and is in turn-key condition, having just finished construction in December. The space is comprised of a large reception area, two private offices, a conference room, large bullpen with finished partition walls for work stations, kitchenette and two private restrooms. It is ideal for professional office, personal/professional services, lifestyle medical, and destination retail uses.

The location is surrounded by a healthy mix of lateral amenities, including Starbucks, Royal Farms, Dunkin', South County Brewery, McDonald's, KFC, Sheetz, Rutters, and more.

## PROPERTY DETAILS

- Total Building Size: 16,660 SF
- Available Space: 3,051 SF
- Lease Rate: $19.00/SF/NNN
- Lease Terms: Negotiable
- NNN Costs: $3.86/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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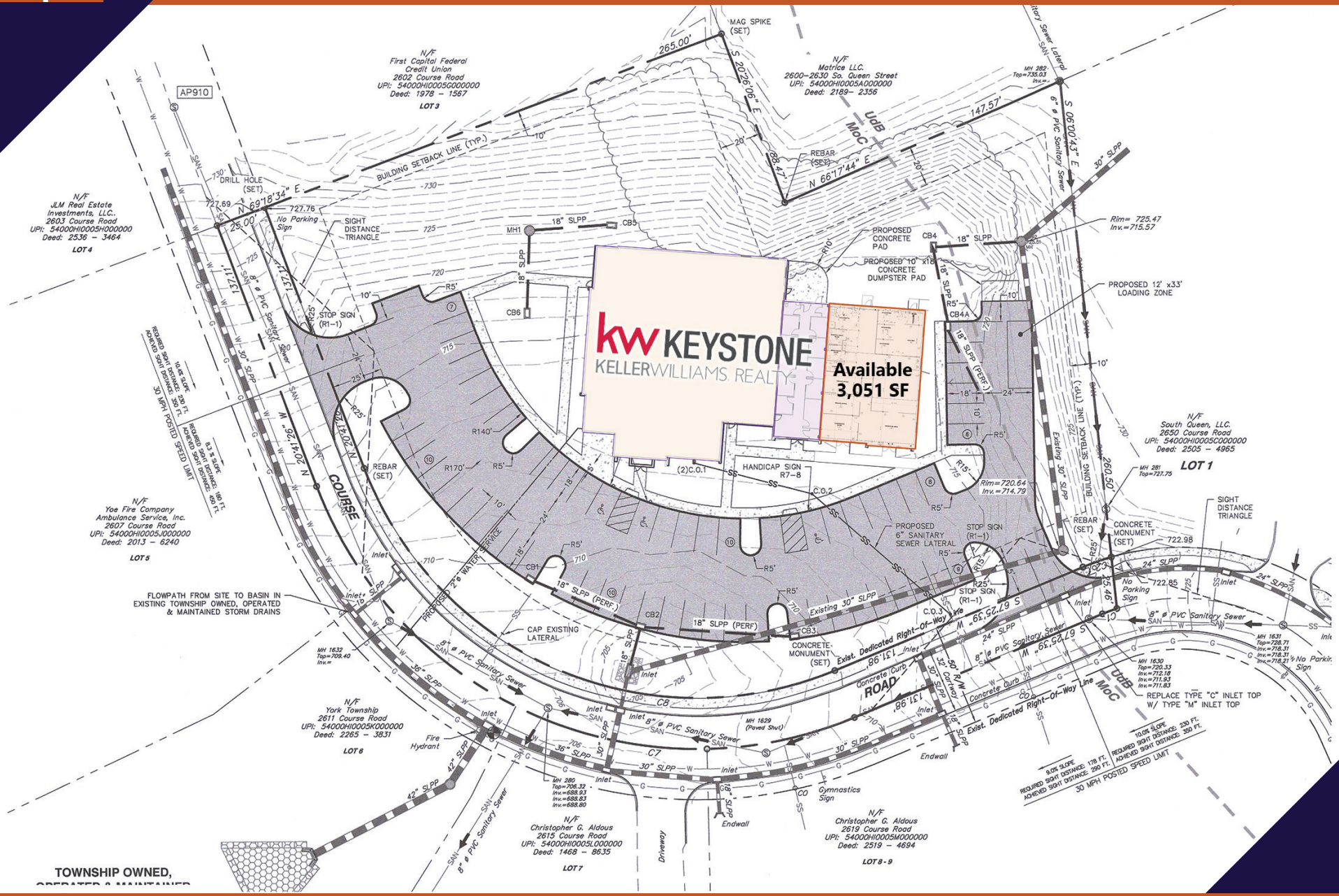
# Site Plan with Overlay







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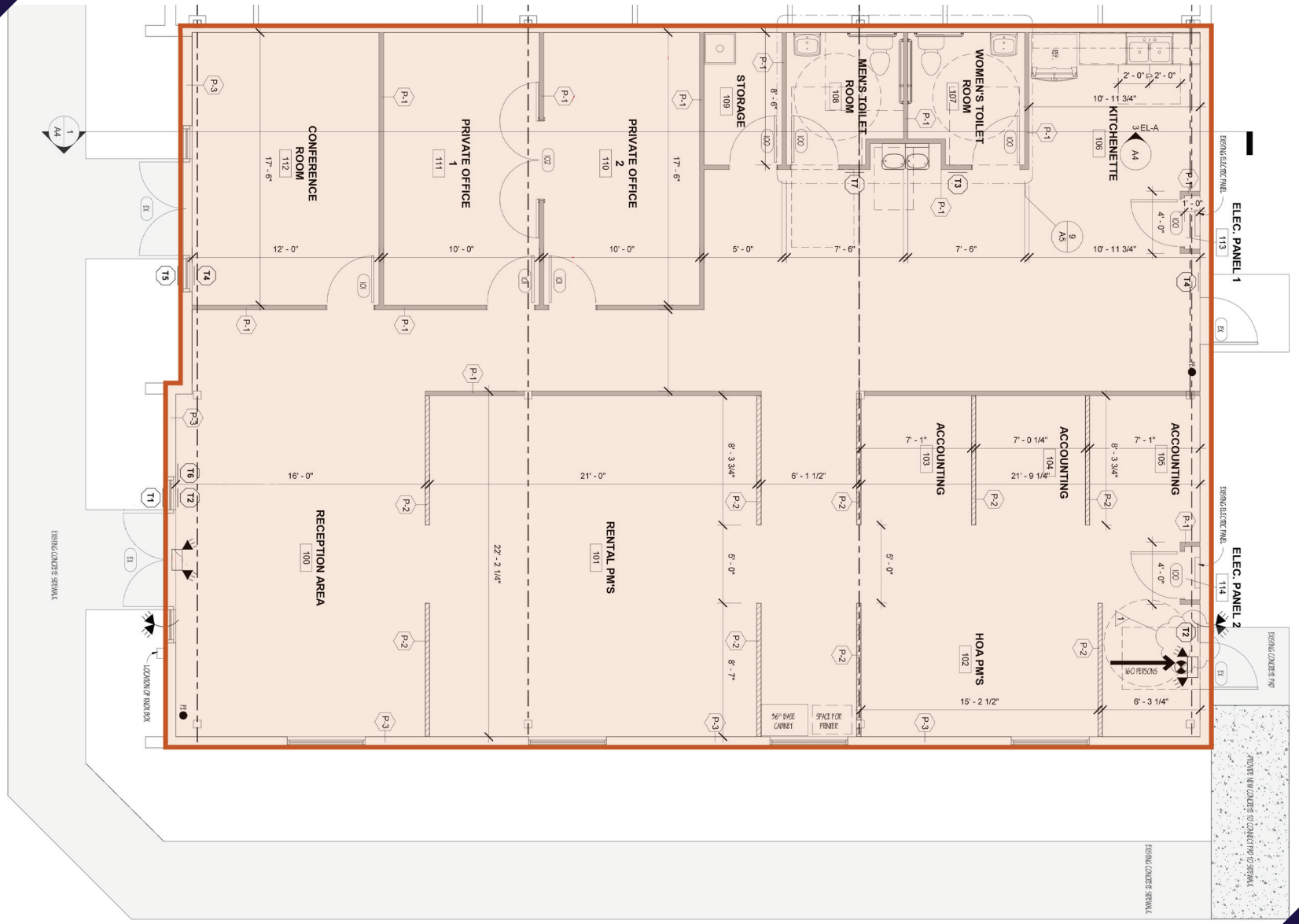
# Floor Plan







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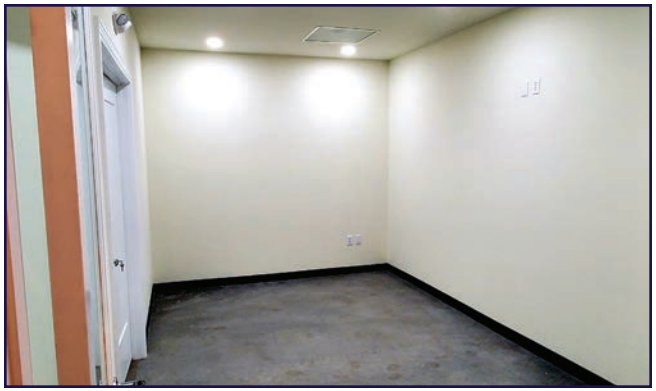
# Interior Photos



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# Aerial Drone Photo & Building Photos

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