



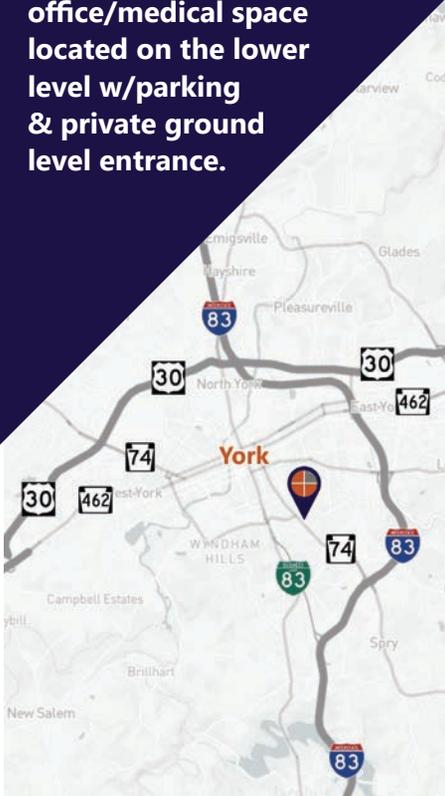
PROFESSIONAL OFFICE/MEDICAL SPACE

Spring Garden Township | York County

1399 S. Queen St. York, PA 17403

FOR LEASE

2,495 SF of professional office/medical space located on the lower level w/parking & private ground level entrance.



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For More Information Call: 717.850.TRUE (8783) | 1018 N. Christian St. Lancaster, PA 17602 | www.TRUECommercial.com

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PROFESSIONAL OFFICE / MEDICAL SPACE

DEMOGRAPHICS

| Variable | 1399 S. Queen St. York, PA 17403 | | |
|-----------------------------------|----------------------------------|---------------|---------------|
| Travel Distance from Site | 1 mile | 3 miles | 5 miles |
| Total Population | 7,258 | 67,804 | 117,446 |
| Population Density (Per Sq. Mile) | 4,343.9 | 4,331.5 | 2,630.4 |
| Total Daytime Population | 11,347 | 79,526 | 143,315 |
| Total Households | 2,743 | 26,075 | 46,816 |
| Per Capita Income | \$37,299 | \$30,070 | \$33,429 |
| Average Household Income | \$100,991 | \$77,782 | \$83,828 |
| Average Disposable Income | \$76,757 | \$60,083 | \$65,000 |
| Total (SIC01-99) Businesses | 248 | 2,677 | 5,060 |
| Total (SIC01-99) Employees | 7,638 | 40,816 | 78,756 |
| Health Care | \$19,020,164 | \$139,926,119 | \$274,449,233 |
| Medical Services | \$3,479,747 | \$25,564,092 | \$50,254,744 |
| Dental Services | \$1,184,233 | \$8,595,055 | \$16,757,814 |
| Eye Care Services | \$221,017 | \$586,048 | \$1,132,917 |

Travel Distance from Site



PROPERTY & MARKET OVERVIEW

1399 S. Queen Street is a professional office/medical building sharing tenancy with Children's Dental Centre of York. The total available space consists of 2,495 SF of updated office/medical space, featuring dedicated on-site parking and a private ground-level entrance. Formerly home to the WellSpan Wound Care Center, the space is well-suited for a variety of medical, healthcare, or professional office uses.

Suite 1 is 2,495 SF and offers a large open waiting area with reception, three (3) private offices or exam rooms, workstations, a conference/meeting room, two (2) restrooms, a breakroom and ample storage throughout.

The property is strategically located along S. Queen St. (PA Route 74) with excellent visibility and convenient access to Interstate 83, providing close proximity to WellSpan York Hospital, York College, and other key medical and institutional users. The surrounding area features a strong mix of medical, professional, and commercial businesses, along with nearby retail, dining, and service amenities, creating an ideal environment for both medical and professional tenants.

Note: Owner is a Pennsylvania Real Estate Salesperson Licensee

PROPERTY DETAILS

- Total Building Size:..... 11,953 SF
- Available Space - Lower Level:..... 2,495 SF
- Lease Rate/Terms:Negotiable
- Zoning:Commercial
- Land/Lot Size: 1.27 acres
- Parking:.....Dedicated Lot, 40 spaces
- Year Built:..... 1985
- Roof Type: Shingle
- Construction:.....Masonry/Wood Frame
- Ceiling Height:..... 8 to 9 ft.
- Heating:.....Gas
- Cooling:.....Central Air
- Water/Sewer:.....Public
- Sprinklers:.....Yes

TRAFFIC COUNTS

- S. Queen St./PA Route 74:..... 15,759 VPD
- S. George St./BUS I-83: 11,318 VPD
- Rathton Road:..... 11,132 VPD

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INTERIOR PHOTOS | 1399 S. QUEEN ST. LL



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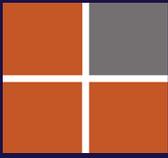
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ESTABLISHED REGIONAL COMPETITION MAP



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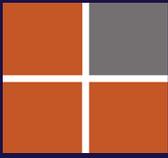


AERIAL DRONE & BUILDING PHOTOS



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