

4135 N GEORGE ST EXTENSION

MANCHESTER, PA • 17345



NEARBY RETAILERS:

GIANT  **CVS**
pharmacy



ADVANCE
AUTO PARTS

SHEETZ

DUNKIN'

±11,180 SF / 1.22 ACRES AVAILABLE
FOR SALE & LEASE



ADAM HAGERMAN | CALE BRUSO | BRAD ROHRBAUGH | CHAD STINE

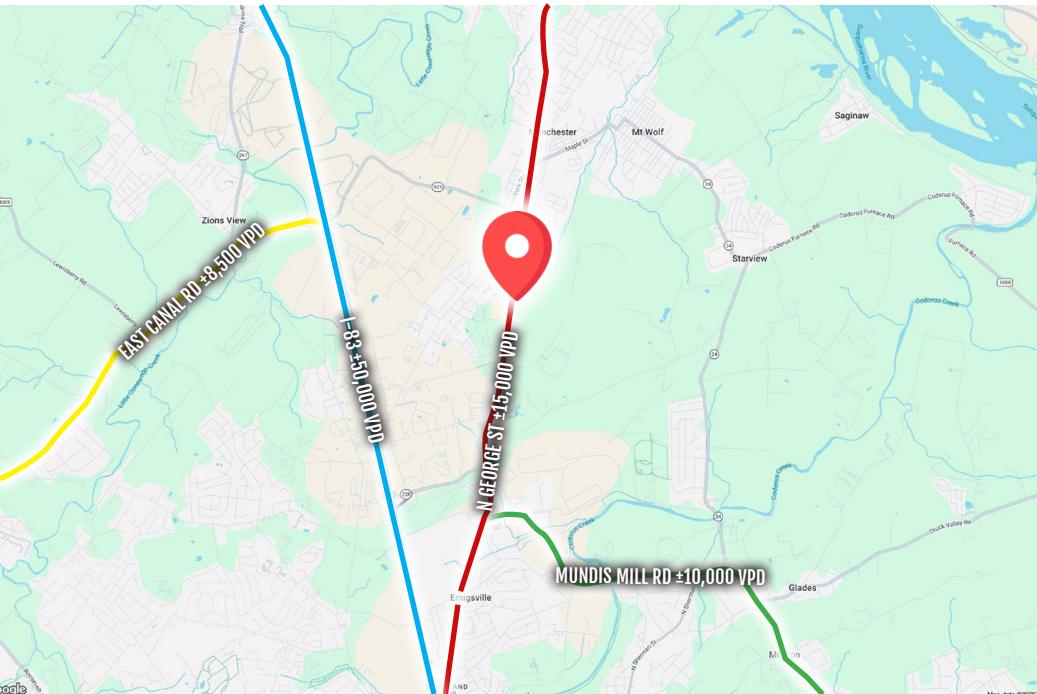
FOR LEASE INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT WWW.BENNETTWILLIAMS.COM



ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK

COMMERCIAL BROKERAGE. *Redefined.*

TRAFFIC COUNTS



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	21,603	59,923	175,600
TOTAL EMPLOYEES	11,751	28,005	74,050
AVERAGE HHI	\$115,674	\$115,914	\$98,978
TOTAL HOUSEHOLDS	8,220	23,320	68,227



PROPERTY OVERVIEW

Bennett Williams is pleased to offer a former Rite Aid property located at 4135 N George Street Extension for sale or lease. The property is situated off North George Street, directly accessible from I-83 (50,000 VPD), a major corridor connecting to Route 30 (66,000 VPD). The site benefits from excellent visibility along North George Street (15,000 VPD) and is positioned on a signalized corner shared with a grocery-anchored shopping center directly across the street. The surrounding retail corridor includes national tenants such as Giant, Advance Auto Parts, Dunkin', Planet Fitness, CVS, McDonald's, and a newly constructed Sheetz.

MARKET OVERVIEW-ZOOMED IN



CHESTER SQUARE

PAPA JOHN'S
Better Ingredients. Better Pizza.

Sips Cafe
A PLANT BOX COMPANY

±15,000 VPD



TRUIST

planet fitness

SITE

EAST MANCHESTER VILLAGE CENTER

DUNKIN'

FINE WINE & GOOD SPIRITS

verizon



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

WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1
West Chester, PA 19380

NEW JERSEY OFFICE:

236 E. Route 38, Suite 130
Moorestown, NJ 08057

LISTING AGENTS:



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LANDLORD
REPRESENTATION

TENANT
REPRESENTATION

INVESTMENT
SALES

PROPERTY
MANAGEMENT



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.

