

## FOR LEASE

2,670 SF move-in ready suite  
with private entrance and  
spacious open floor plan.



**Chris E. Seitz**  
Cell: 717.887.3820  
chris@truecommercial.com

**Marisa Benjamin**  
Cell: 717.615.1665  
marisa@truecommercial.com

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



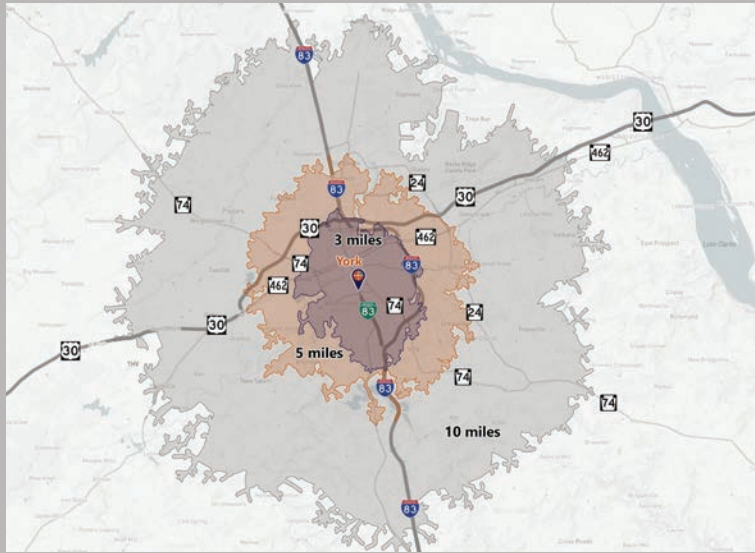


# COLONIAL SHOPPING CENTER

## DEMOGRAPHICS

Variable	Colonial Shopping Center		
Travel Distance from Site	3 miles	5 miles	10 miles
Total Population	71,356	119,823	257,911
Population Density (Per Sq. Mile)	4,269.5	2,513.8	1,233.9
Total Daytime Population	82,972	143,940	262,332
Total Households	27,340	47,672	101,029
Per Capita Income	\$31,117	\$36,308	\$39,206
Average Household Income	\$80,054	\$90,778	\$99,661
Average Disposable Income	\$62,233	\$70,141	\$76,731
Aggregate Disposable Income	\$1,701,452,622	\$3,343,746,324	\$7,752,038,441
Total (SIC01-99) Businesses	2,795	5,015	8,030
Total (SIC01-99) Employees	38,596	73,993	116,164
Total (SIC01-99) Sales	\$6,552,634,352	\$13,520,270,738	\$22,904,211,861
Annual Budget Expenditures	\$1,916,867,156	\$3,767,325,090	\$8,713,520,351
Retail Goods	\$620,487,105	\$1,234,630,187	\$2,875,430,177

## Travel Distance from Site



## PROPERTY & MARKET OVERVIEW

The Colonial Shopping Center is a neighborhood retail strip located along South George Street in Spring Garden Township. This well-positioned property spans approx. 34,196 SF on 2.71 acres and is centrally located in York County, PA. Built in 1955, the center is situated on a highly visible corridor directly across from York College. It is currently home to reputable tenants, including Minnich's Pharmacy, Colonial Coffee Shop, the Copper Crust Co., Indulge Salon, and several other excellent businesses.

The Colonial Shopping Center is conveniently located near York College of Pennsylvania, WellSpan York Hospital, and various office properties, making it an ideal destination for students, faculty, staff, and visitors seeking a range of services. Additionally, the area offers numerous dining and shopping options, enhancing convenience for employees, clients, locals, and visitors alike. The property benefits from excellent visibility and easy access along S. George St., which is one of York's main north-south routes. This location also provides straightforward connectivity to Interstate 83, making it perfect for commuting professionals.

Now available for lease is a suite with its own street-front visibility and entrance, offering approximately 2,670 SF of move-in ready space ideal for retail, restaurant, medical, or professional services, in a high-traffic, amenity-rich location.

## PROPERTY DETAILS

- Total GLA: .....34,196± SF
- Lease Rate: .....Negotiable
- Lease Term: .....5 years
- Zoning: .....CM - Commercial
- Land/Lot Size: .....2.71 acres
- Parking: .....Paved Lot, Shared, 185+ spaces
- Year Built: .....1955
- Construction: .....Masonry
- Heating: .....HVAC - Gas
- Cooling: .....HVAC - Electric
- Water/Sewer: .....Public

## SPACE AVAILABLE

- Suite B..... 2,670 SF

## TRAFFIC COUNTS

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

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# INFOGRAPHIC | 5 MILE DRIVE TIME

## DEMOGRAPHIC SUMMARY

928-976 S. George St. York, PA

Drive distance of 5 miles

### KEY FACTS

119,823

Population



47,672

Households

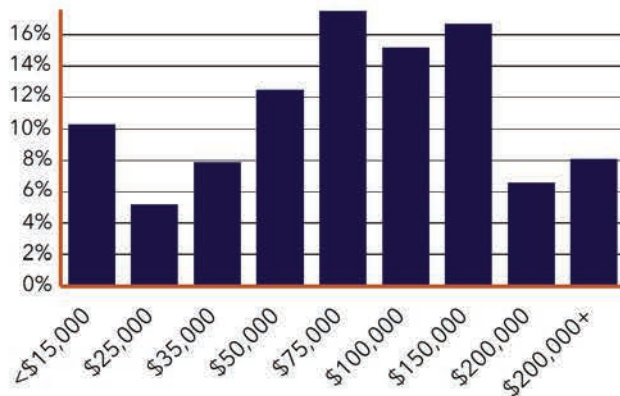
39.0

Median Age

\$55,457

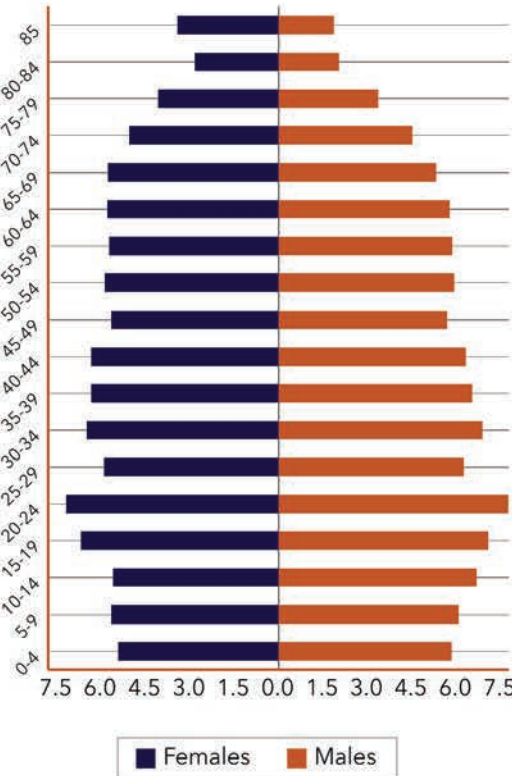
Median Disposable  
Income

### HOUSEHOLD INCOME



Source: This infographic contains data provided by Esri (2025, 2030), Esri-U.S. BLS (2025), Esri-MRI-Simmons (2025).

## AGE PROFILE



## INCOME



\$69,370

Median  
Household  
Income



\$36,308

Per Capita  
Income



\$152,669

Median Net  
Worth

## AVERAGE ANNUAL SPEND PER HOUSEHOLD ON EATING OUT



\$1,650

Fast Food  
Spending



\$3,179

Restaurant / Fine  
Dining Spending



\$527

Alcoholic  
Beverages

## ANNUAL HOUSEHOLD SPENDING



\$1,975

Apparel &  
Services



\$6,080

Groceries



\$182

Computers &  
Hardware



\$6,275

Health Care

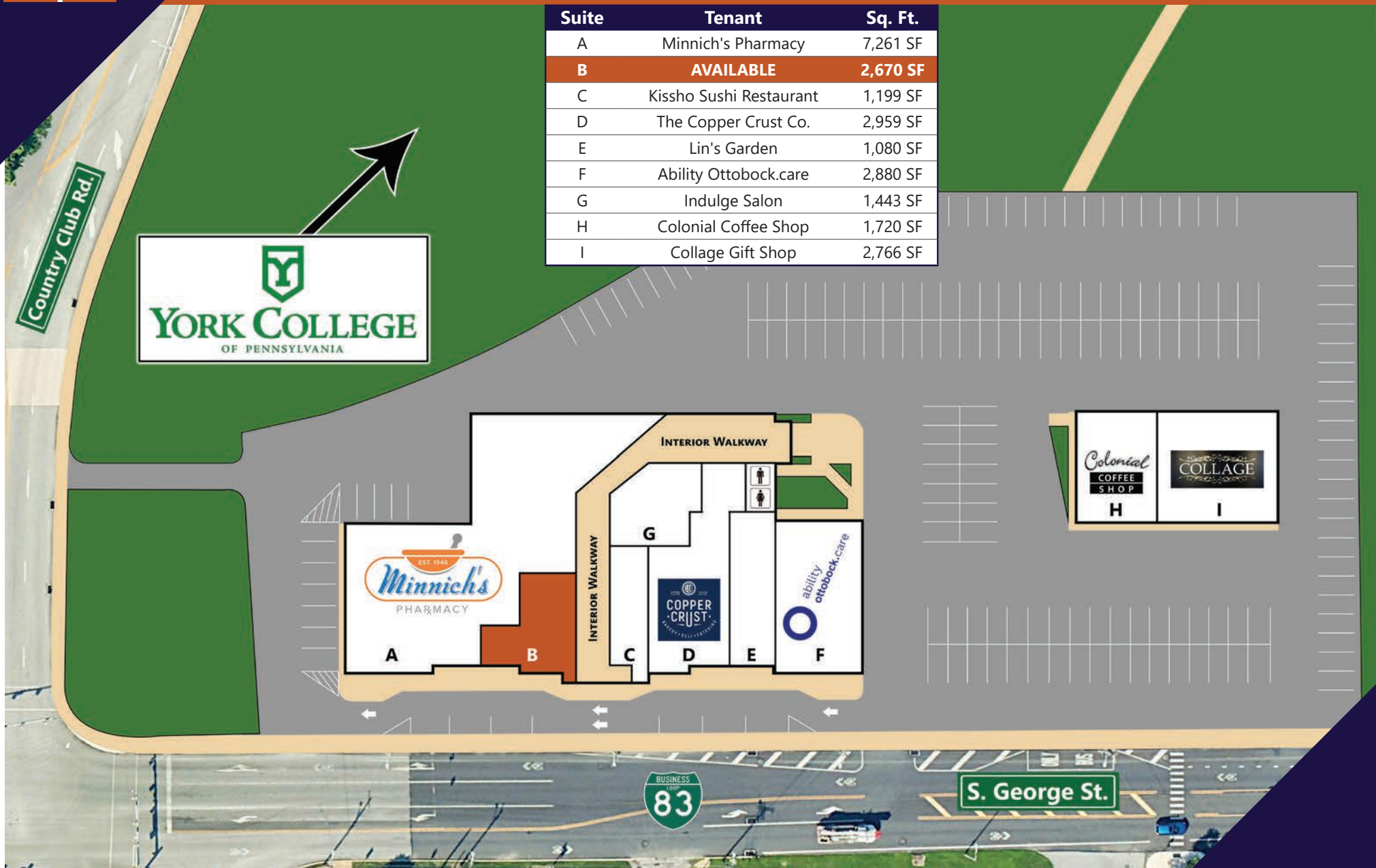


\$3,263

Entertainment /  
Recreation

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# SITE PLAN | COLONIAL SHOPPING CENTER



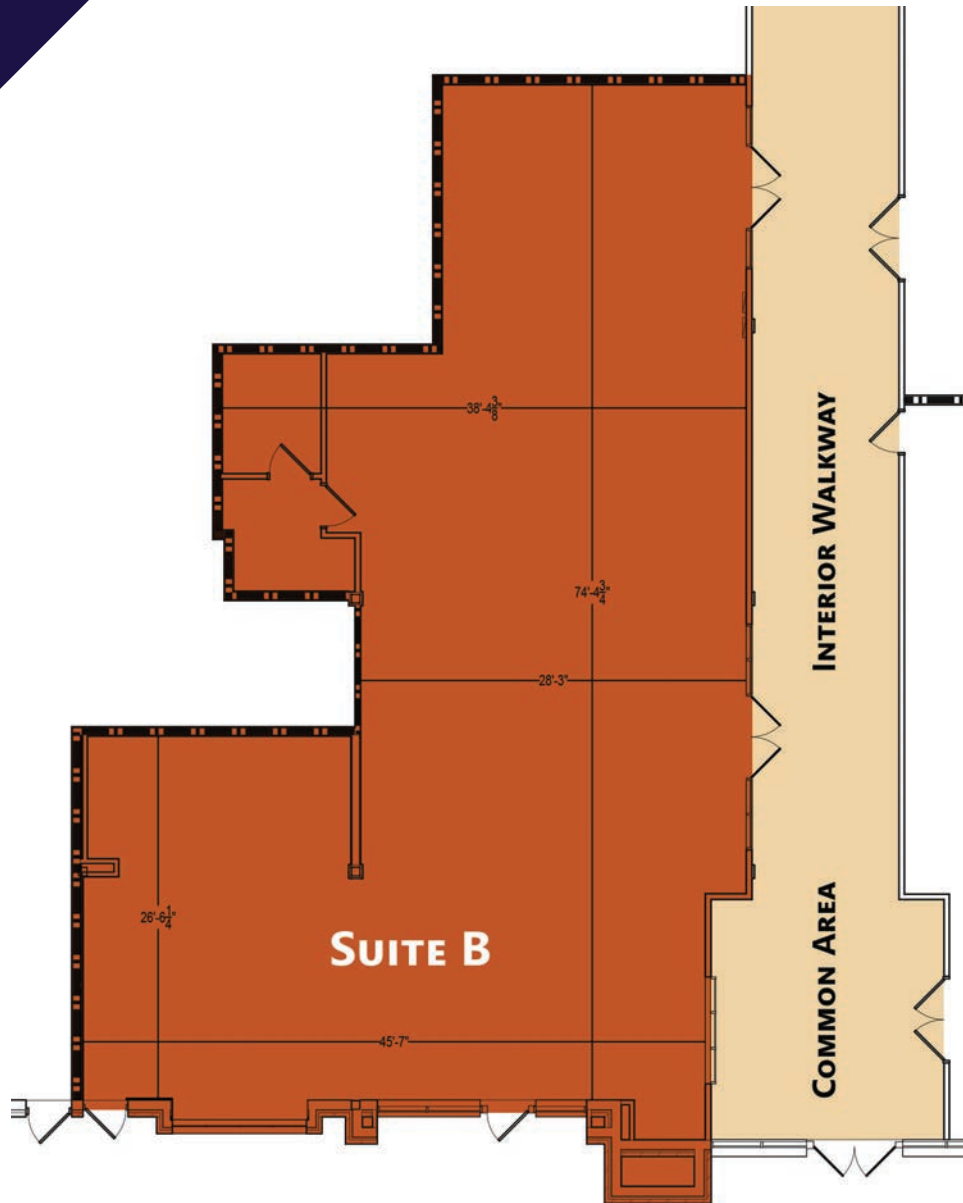
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# AVAILABLE SPACE: SUITE B | FLOOR PLAN & OVERVIEW



## SPACE OVERVIEW

- 2,670 SF
- Lease Rate: Negotiable
- Lease Term: 5 years

The suite has private entrances from both the exterior and the common area hallway. Inside, you will find a spacious open floor plan, one room, and plenty of on-site parking for both staff and clients. Restrooms are shared in the common area/interior walkway.

Seeking: Retail, Restaurant, Medical, or Professional Services.

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# ESTABLISHED REGIONAL AREA MAP



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# AERIAL DRONE PHOTOS & BUILDING PHOTOS



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# AERIAL DRONE PHOTO



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# AERIAL DRONE PHOTO



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