



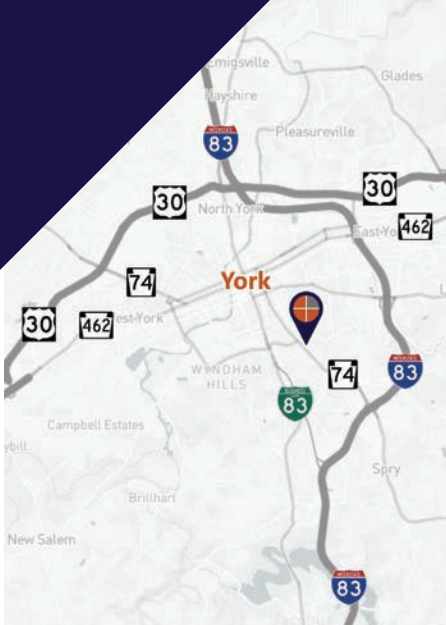
PROFESSIONAL OFFICE/MEDICAL SPACE

Spring Garden Township | York County

1399 S. Queen St. York, PA 17403

FOR LEASE

4,705 SF professional office/
medical space located on
the lower level with
dedicated parking and
a private ground
level entrance.



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

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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 St. is a professional office/medical building that shares tenancy with Children's Dental Centre of York. The space available is 4,705 SF of updated office/medical space that includes dedicated on-site parking and a private ground level entrance. Previously the home of the WellSpan Wound Care Center, this space can fit the needs of both medical and professional uses. The available space offers a large open waiting room with receptionist/front office space, seven (7) private offices/exam rooms, workstations, two (2) conference/meeting rooms, three (3) restrooms, a breakroom, and lots of storage.

This property has convenient access to Interstate-83. It's location is well-positioned along S. Queen St./PA Route 74 with easy access to WellSpan York Hospital and York College. The surrounding area offers excellent amenities with dining and shopping options as well.

Landlord is willing to provide free rent and TI allowance based upon the terms of the lease (for qualified tenants).

PROPERTY DETAILS

- Total Building Size:.....11,953 SF
- Available Space - Lower Level:.....4,705 SF
- Lease Rate:.....Negotiable
- Lease Terms:.....Negotiable
- Date Available:.....Immediately
- Zoning:.....Commercial
- Land/Lot Size:.....1.27 acres
- Parking:.....Dedicated Lot, 40 spaces
- Year Built:.....1985
- Roof Type:.....Shingle
- Roof Age:.....4 years
- Construction:.....Masonry/Wood Frame
- Ceiling Height:.....8 to 9 ft.
- Heating:.....Gas
- Cooling:.....Central Air
- Electric:.....Met Ed
- Water/Sewer:.....Public
- Sprinklers:.....Yes

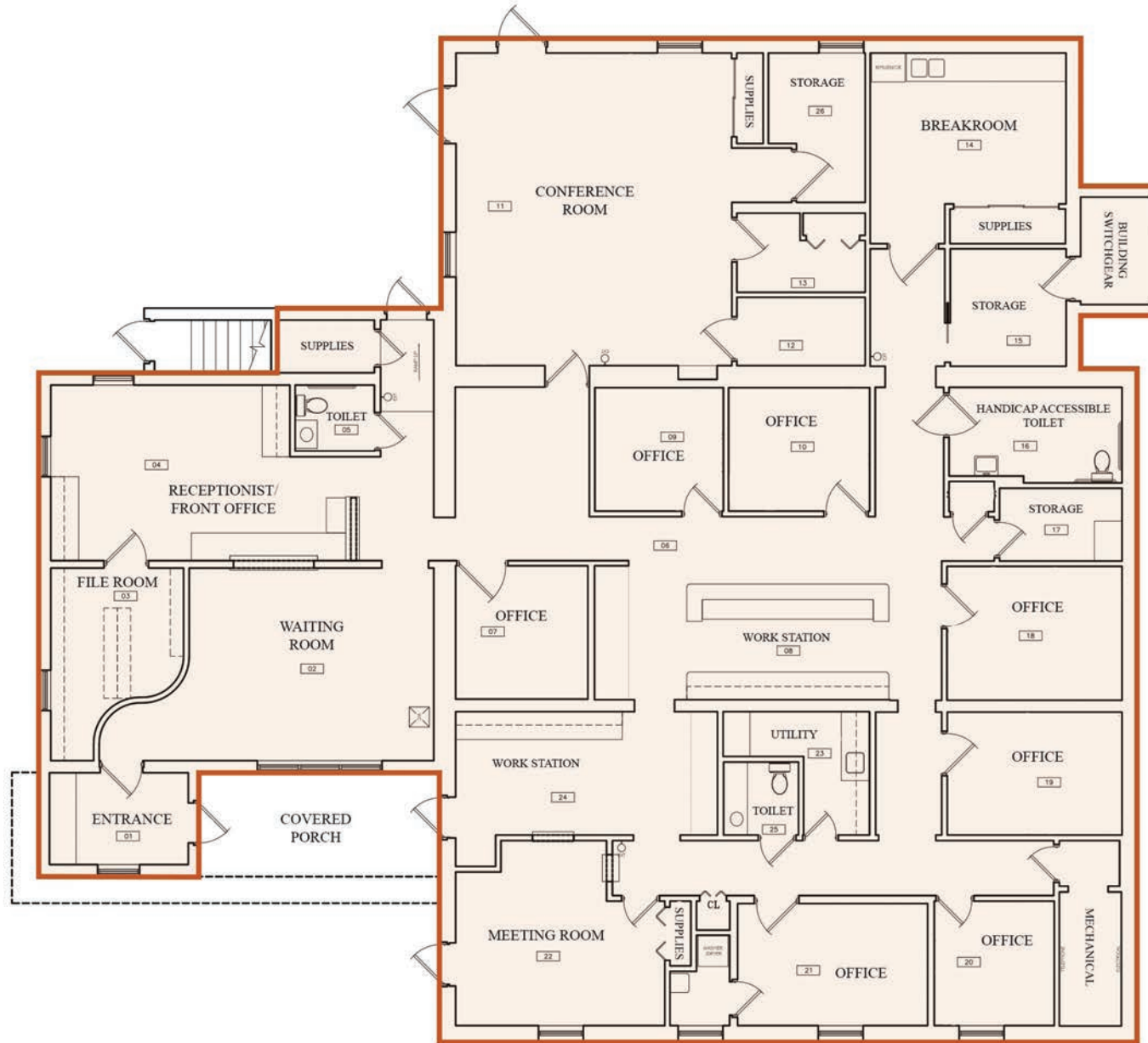
TRAFFIC COUNTS

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

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FLOOR PLAN | 1399 S. QUEEN ST. LL

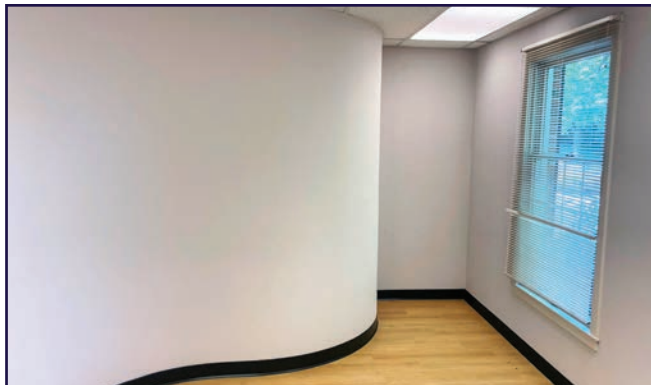


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INTERIOR PHOTOS | 1399 S. QUEEN ST. LL



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ESTABLISHED REGIONAL COMPETITION MAP



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AERIAL DRONE & BUILDING PHOTOS



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