

## LOWER LEVEL PROFESSIONAL OFFICE SPACE

Spring Garden Township | York County

912 S. George St. York, PA 17403

### FOR LEASE

Convenient, 2,774± SF, lower level professional office space available with private entrance and on-site parking.



**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)

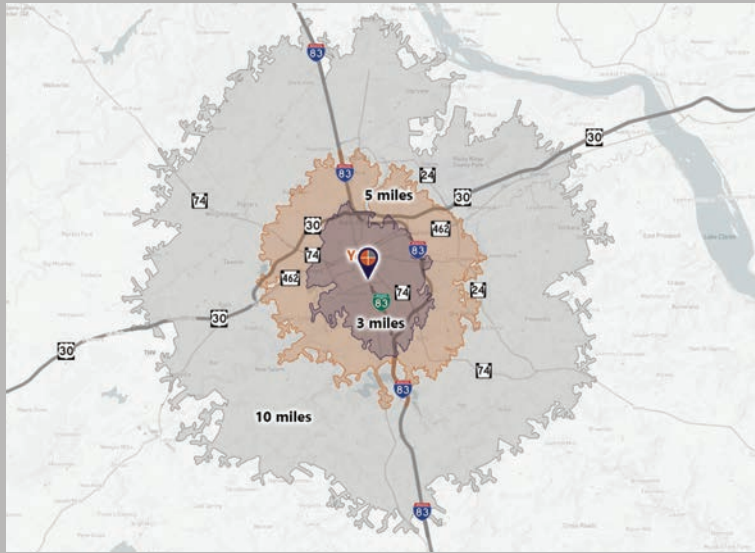


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## DEMOGRAPHICS

Variable	912 S. George St. York, PA 17403		
Travel Distance from Site	3 miles	5 miles	10 miles
Total Population	71,371	119,327	256,415
Population Density (Per Sq. Mile)	4,320.5	2,522.9	1,232.3
Total Daytime Population	84,335	146,544	261,074
Total Households	27,296	47,402	100,215
Per Capita Income	\$31,486	\$37,083	\$40,664
Average Household Income	\$80,836	\$92,760	\$103,508
Average Disposable Income	\$62,904	\$71,498	\$79,194
Total (SIC01-99) Businesses	2,895	5,154	8,097
Total (SIC01-99) Employees	39,766	76,065	116,790
Total (SIC01-99) Sales	\$6,901,203,212	\$14,274,213,642	\$23,464,468,035
Medical Services	\$29,811,270	\$60,800,830	\$145,132,242
Physician Services	\$6,341,590	\$13,106,666	\$31,823,025
Dental Services	\$9,645,491	\$19,410,821	\$45,705,060

## Travel Distance from Site



## PROPERTY & MARKET OVERVIEW

912 S. George St. is a well-placed, two-story professional office building that spans 9,839 SF on 0.71 acres, centrally located in York, PA. The property is currently home to reputable tenants, RBC Wealth Management and York College of Pennsylvania. Now available for lease is a lower-level suite with its own private entrance, offering approx. 2,774 SF of functional office space.

The property boasts significant visibility and access along S. George St., one of York's main north-south thoroughfares, providing convenient access to Interstate 83 - ideal for commuting professionals. It is situated in a trade area that extends over five miles, featuring diverse retail, office, and residential activities that attract a wide array of customers.

It is in close proximity to key demand drivers, including WellSpan York Hospital, York College, and the Colonial Shopping Center, which draw from both the immediate area and surrounding regions. Additionally, residents benefit from numerous dining and shopping options, which enhance convenience for employees, clients, locals, and visitors alike.

This is a move-in ready space, perfect for medical, professional services, or administrative operations in a high-traffic, amenity-rich location.

## PROPERTY DETAILS

- Total Building Size:..... 9,839 SF
- Available Space - Lower Level:..... 2,774 SF
- Lease Rate:..... Negotiable
- Lease Terms:..... Negotiable
- Zoning:..... CM
- Date Available:..... Immediately
- Parking:..... On-Site, Shared Lot
- Year Built:..... 1955
- Land/Lot Size:..... 0.71 acres
- Heating:..... Gas
- Cooling:..... Central Air/Electric
- Electric:..... Met Ed
- Water:..... Public
- Sewer:..... Public

## TRAFFIC COUNTS

- S. George St./BUS I-83: ..... 12,025 VPD
- Springettsbury Ave.:..... 1,862 VPD
- Rathton Rd.:..... 10,870 VPD

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# ESTABLISHED REGIONAL AREA MAP



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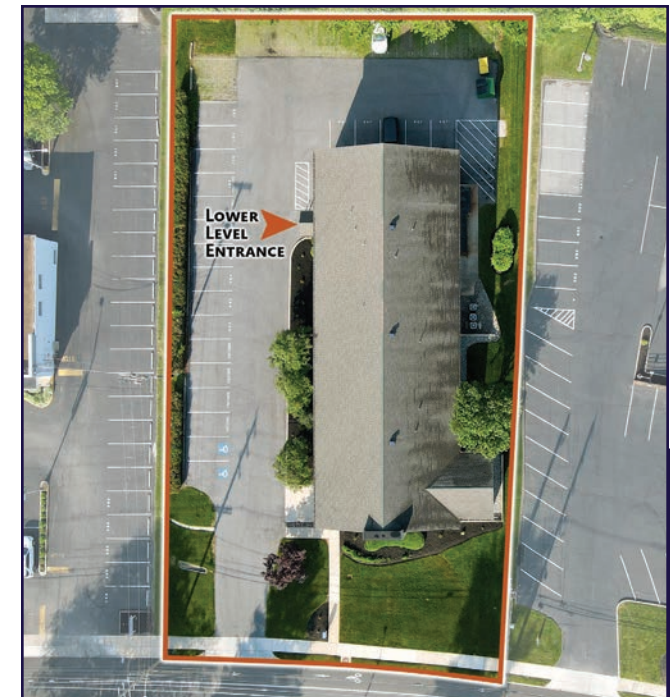
# LOWER LEVEL | OVERVIEW & FLOOR PLAN



## SPACE OVERVIEW

- 2,774± SF
- Private Vestibule Entrance
- Thirteen (13) Private Offices / Rooms
- Multiple Storage Rooms
- Kitchenette
- Two (2) Restrooms
- Two (2) Additional Exits to Parking Lot with Ample On-Site Parking for both Staff & Clients

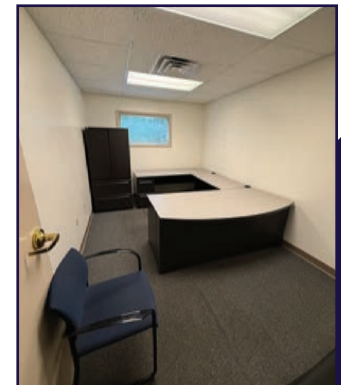
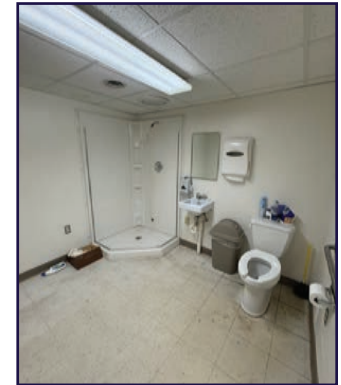
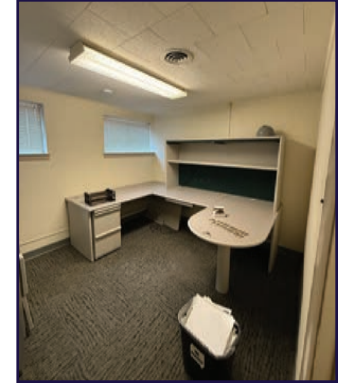
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# LOWER LEVEL | INTERIOR PHOTOS



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# AERIAL DRONE PHOTOS



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# AERIAL DRONE PHOTO



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