

FOR LEASE

2,670 SF suite with private entrance and a spacious open floor plan.

COUNTRY CLUB RD.

S. GEORGE ST.


YORK COLLEGE
OF PENNSYLVANIA


Johnson
Controls



Wealth
Management


Howard
Hanna
Real Estate Services

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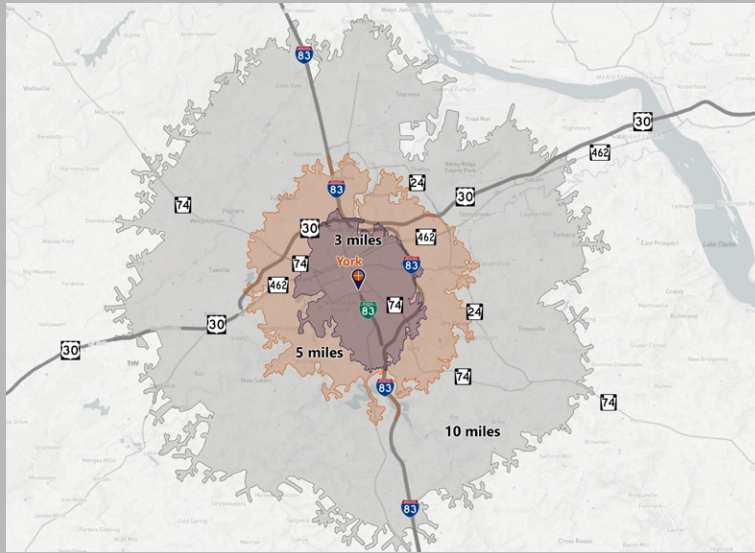


COLONIAL SHOPPING CENTER

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 are various suites with their own street-front visibility and entrances, offering 2,670 SF of space ideal for restaurants, retail, medical or professional services in a high-traffic, amenity-rich location.

PROPERTY DETAILS

- Total GLA:34,196± SF
- Lease Rate: Negotiable/NNN
- 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

- Space B..... 2,670 SF

TRAFFIC COUNTS

- S. George St./BUS I-83: 11,898 VPD
- Country Club Rd.: 16,463 VPD

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Suite	Tenant	Sq. Ft.
A	Minnich's Pharmacy	7,261 SF
B	AVAILABLE	2,670 SF
C	Kissho Sushi Restaurant	1,199 SF
D		2,959 SF
E	Lin's Garden	1,080 SF
F	ability Ottobock.care	2,880 SF
G	Indulge Salon	1,443 SF
H	Colonial Coffee Shop	1,720 SF
I	Collage Gift Shop	2,766 SF

YORK COLLEGE
OF PENNSYLVANIA

Country Club Rd.

Interior Walkway

Colonial COFFEE SHOP H

COLLAGE I

Business Loop 83

S. George St.

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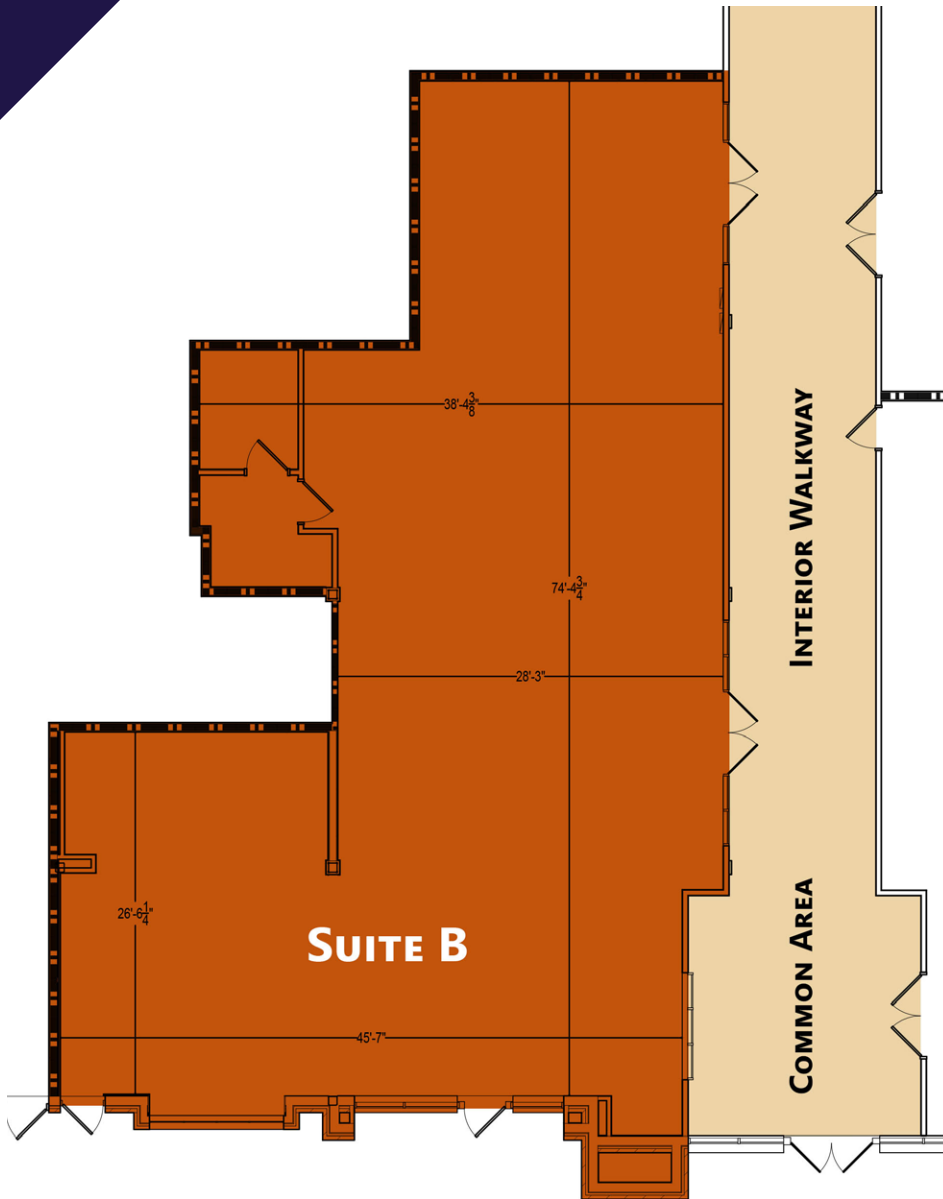
AVAILABLE SPACES: | FLOOR PLANS & OVERVIEW

SPACE B 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.

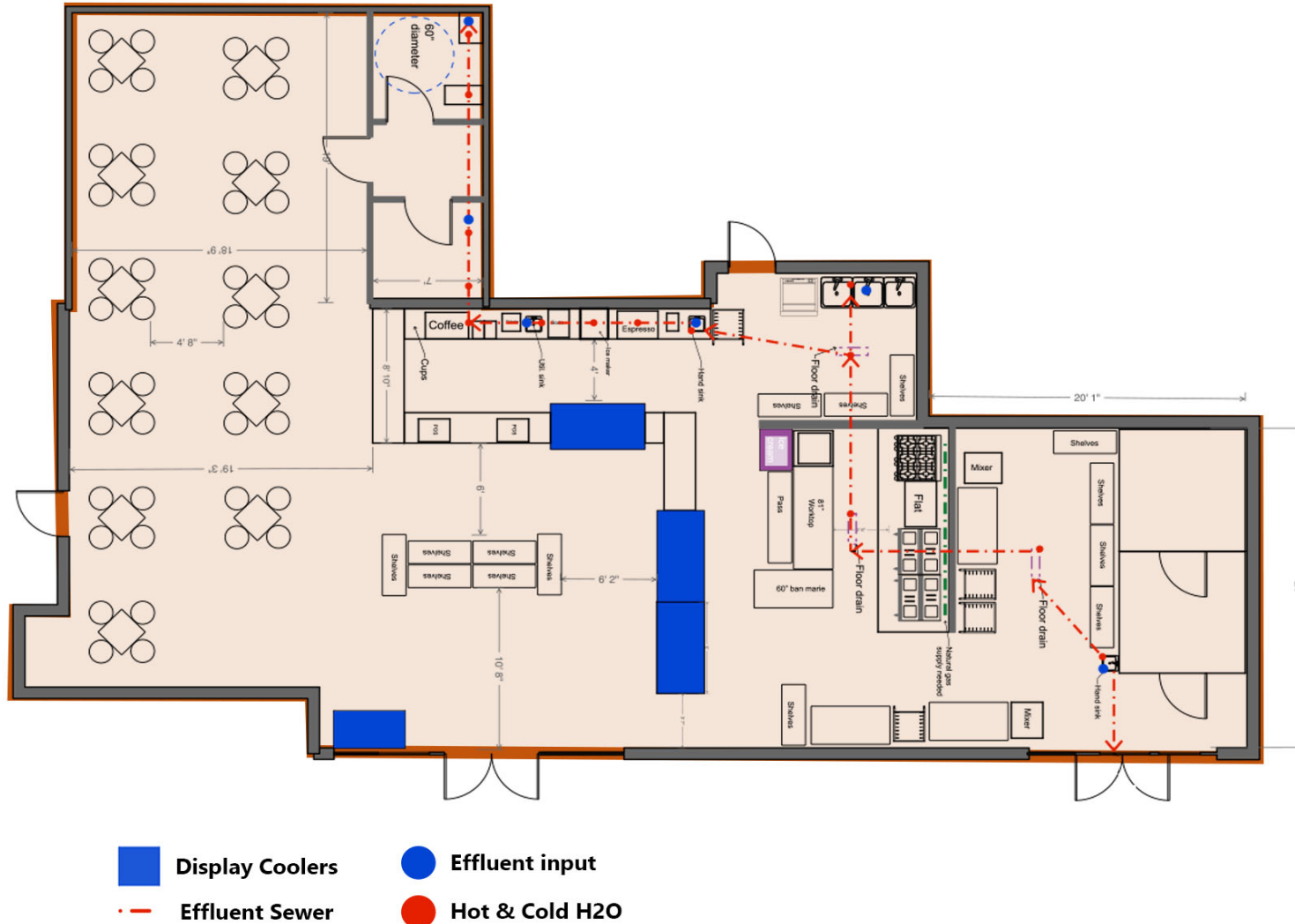
Seeking: Retail, Restaurant, Medical, or Professional Services.



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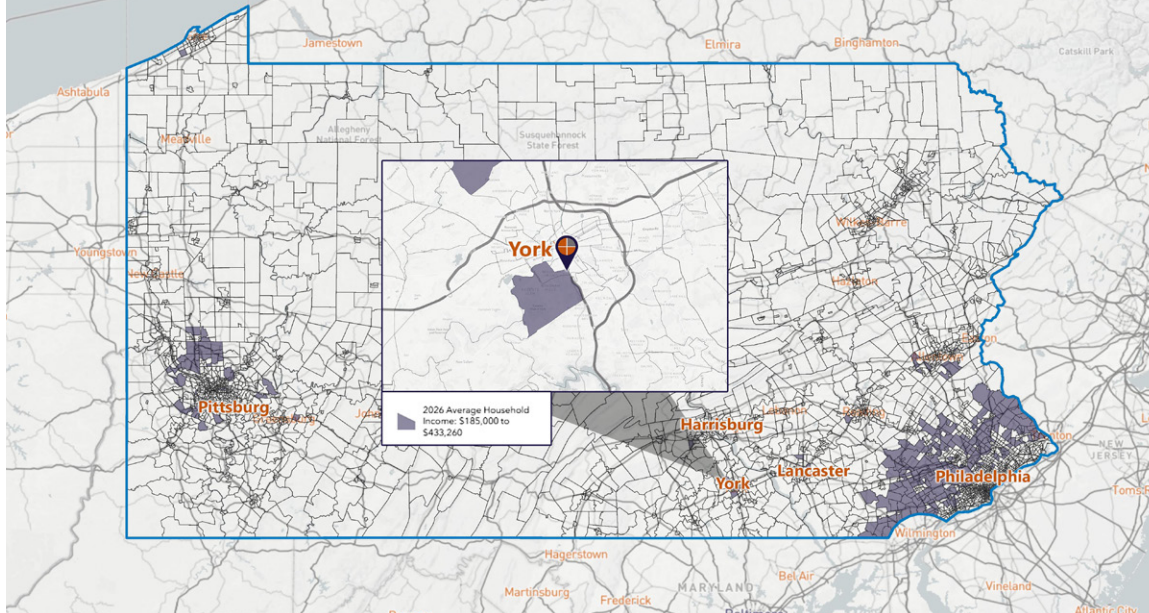
CONCEPTUAL DRAWING



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LOCATION ADVANTAGE | COLONIAL SC



POSITIONED FOR STRONG CONSUMER SPENDING

Located in the heart of York County, Colonial Shopping Center serves a well-established trade area with access to affluent residential communities, major employers, healthcare institutions, and higher education. This combination supports consistent daytime activity and long-term consumer spending.

2026 Average Household Income: \$185,000 to \$433,260



ANCHORED BY MAJOR EMPLOYMENT CENTERS

York College of Pennsylvania

- Over 3,000 students, faculty and staff
- Daily traffic throughout the academic year
- In 2025-2026 There were more than 850 first year students entering class of 2029

WellSpan York Hospital

- One of York County's largest employers
- Continuous flow of healthcare professionals, patients and visitors

Johnson Controls

- Major corporate employer
- Stable daytime workforce

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INFOGRAPHIC | 5 MIN DRIVE TIME

DEMOGRAPHIC SUMMARY

928 S George St, York, Pennsylvania,

Drive time of 5 minutes

KEY FACTS

24,915

Population



8,781

Households

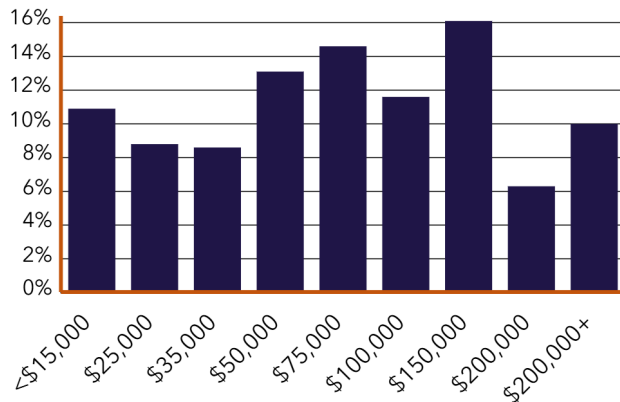
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Median Age

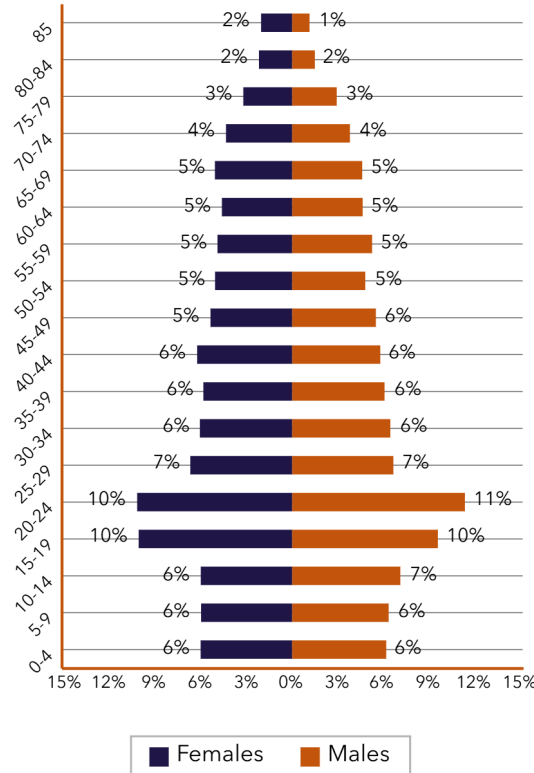
\$52,679

Median Disposable
Income

HOUSEHOLD INCOME



AGE PROFILE



INCOME



\$63,827

Median
Household
Income



\$35,142

Per Capita
Income



\$93,218

Median Net
Worth

AVERAGE ANNUAL SPEND PER HOUSEHOLD ON EATING OUT



\$1,802

Fast Food
Spending



\$3,356

Restaurant / Fine
Dining Spending



\$548

Alcoholic
Beverages

ANNUAL HOUSEHOLD SPENDING



\$2,054

Apparel &
Services



\$6,320

Groceries



\$182

Computers &
Hardware



\$5,913

Health Care



\$3,256

Entertainment /
Recreation

Source: This infographic contains data provided by Esri (2026, 2031), Esri-U.S. BLS (2026), Esri-MRI-Simmons (2026).

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ESTABLISHED REGIONAL AREA MAP



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AERIAL DRONE PHOTOS & BUILDING PHOTOS



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