

## FOR LEASE

Well-positioned professional office space with easy access to I-83. Located across from WellSpan York Hospital, York College and Colonial Shopping Center.



**Ben Chiaro, CCIM**  
Cell: 717.683.3316  
ben@truecommercial.com

**David Albright**  
Cell: 717.870.3097  
david@truecommercial.com

# PROFESSIONAL OFFICE SPACE

York City | York County

1 Rathton Rd. York, PA 17403



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



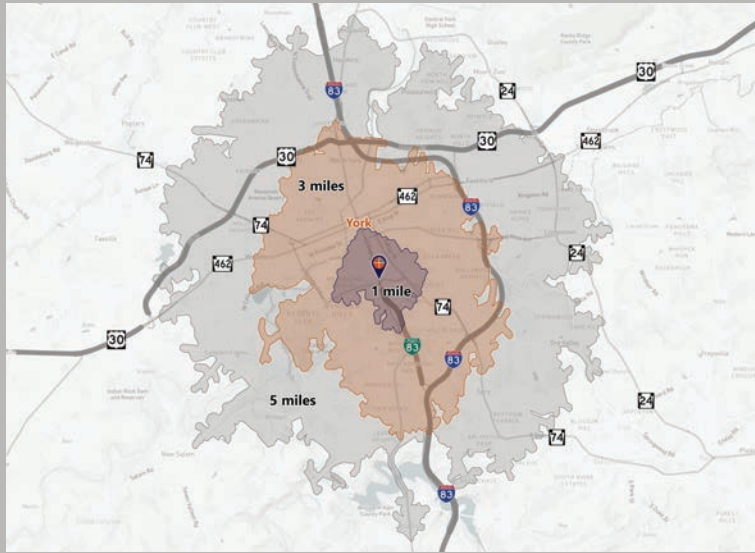


# PROFESSIONAL OFFICE SPACE

## DEMOGRAPHICS

VARIABLE	1 Rathton Rd. York, PA 17403		
Travel Distance from Site	1 mile	3 miles	5 miles
Total Population	12,432	71,192	119,078
Population Density (Per Sq. Mile)	6,728.2	4,350.0	2,542.2
Total Daytime Population	17,386	81,025	143,387
Total Households	4,040	27,248	47,362
Per Capita Income	\$27,703	\$31,129	\$36,237
Average Household Income	\$84,378	\$80,053	\$90,671
Average Disposable Income	\$65,218	\$62,230	\$70,060
Total (SIC01-99) Businesses	320	2,762	5,002
Total (SIC01-99) Employees	8,780	37,924	73,751
Medical Services	\$4,397,141	\$29,279,270	\$59,184,149
Physician Services	\$847,712	\$5,760,192	\$11,786,766
Dental Services	\$1,543,140	\$9,962,870	\$19,886,269
Non-Physician Services Outside Home	\$295,344	\$1,971,648	\$3,960,780

## Travel Distance from Site



## PROPERTY & MARKET OVERVIEW

This 2,376 SF of professional office space is clean, updated, and affordable, with on-site parking and convenient access to Interstate 83. It is ideally located on South George St, just one block from the Business I-83 on/off ramp. The area offers great amenities, including dining and shopping at the Colonial Shopping Center, as well as walking paths and a track at York College.

The office features plenty of natural light, modern finishes, and additional basement space that can be used for offices, bathrooms, or storage. The building is prominently situated within the office complex, providing excellent visibility from both George Street and Rathton Road.

## PROPERTY DETAILS

- Total Building Size:..... 2,376 SF
- First Floor Size:..... 1,571 SF
- Basement/Lower Level SF:.....705 SF
- Lease Rate:...\$2,000/month/Modified Gross  
*Tenant is responsible for utilities, interior maintenance, janitorial, and liability insurance.*
- Lease Terms:.....Negotiable
- Zoning:.....Mixed Use Institutional (MUI-1)
- Land/Lot Size:..... 0.03 Acres
- Date Available:..... February 1, 2026

- Roof Type:..... Slate
- Construction:..... Brick/Wood Frame
- Year Built/Renovated:..... 1966/2020
- Heating:.....Gas FWA
- Cooling:.....Central Air
- Gas:.....Columbia Gas
- Water:.....Public - York Water Co.
- Sewer:.....Public - York City
- Parking:.....On-Site

## TRAFFIC COUNTS

- Rathton Road:..... 10,870 VPD
- S. George St./Business I-83:..... 10,793 VPD
- Country Club Road:..... 16,799 VPD



For More Information Call: 717.850.TRUE (8783) | [www.TRUECommercial.com](http://www.TRUECommercial.com)





# ESTABLISHED REGIONAL AREA MAP



For More Information Call: 717.850.TRUE (8783) | [www.TRUECommercial.com](http://www.TRUECommercial.com)

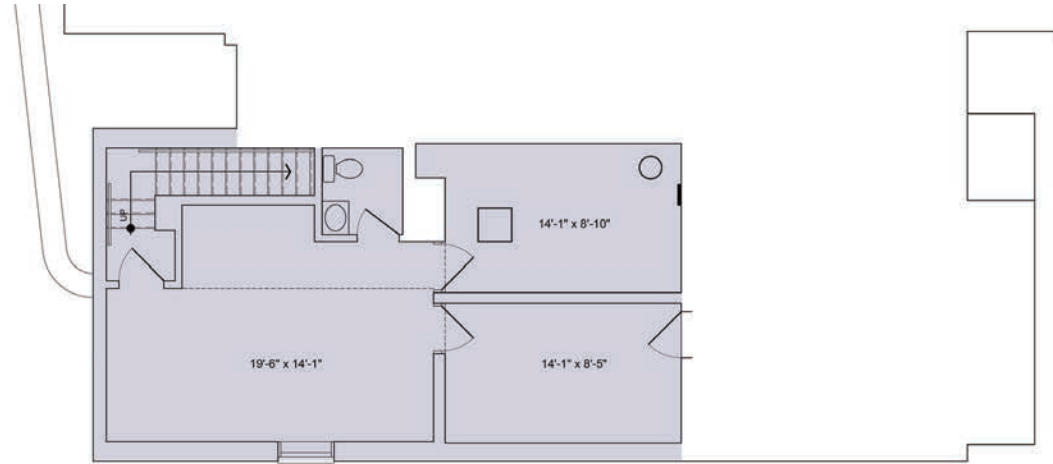
The information has been secured from sources we believe to be reliable. TRUE Commercial Real Estate LLC makes no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.



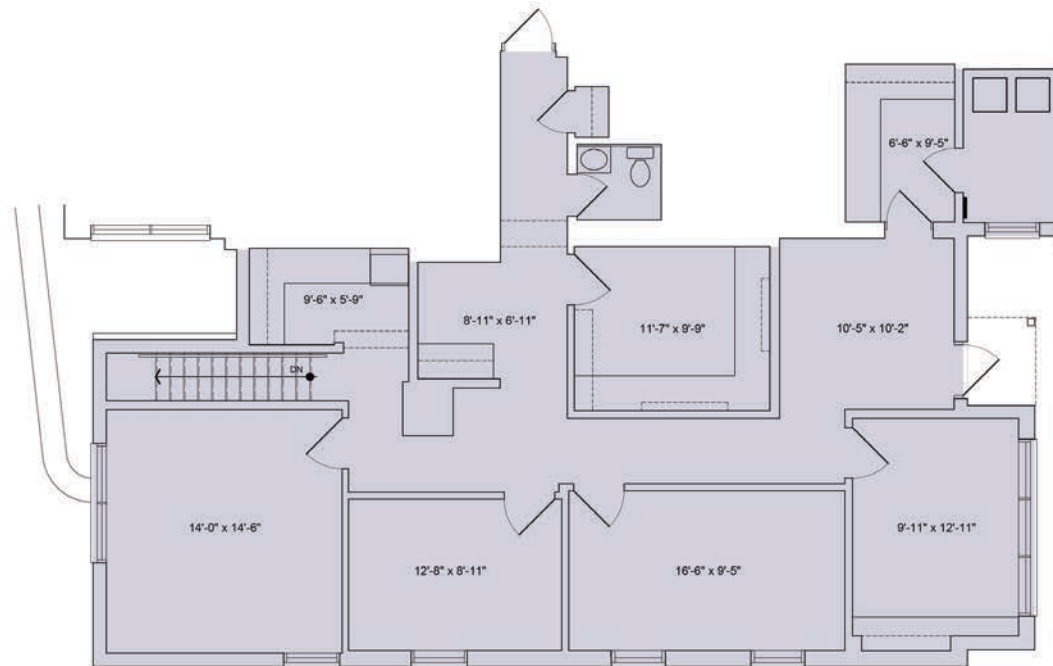


# FLOOR PLAN | 1 RATHTON RD.

**Basement/  
Lower Level**



**First Floor**

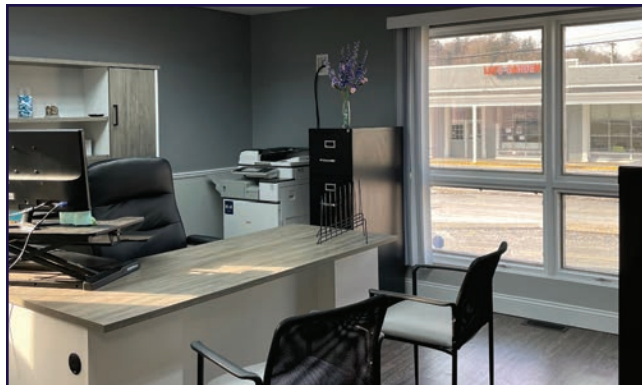
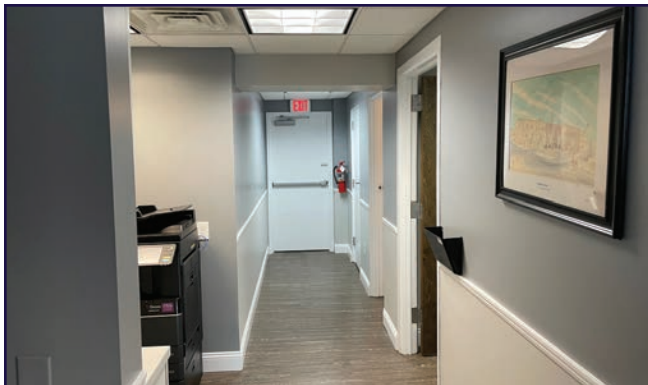
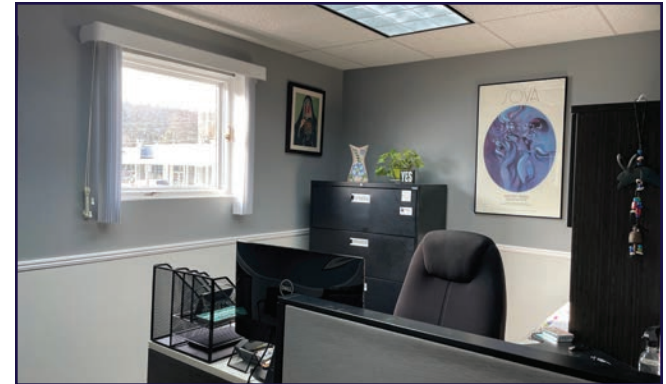
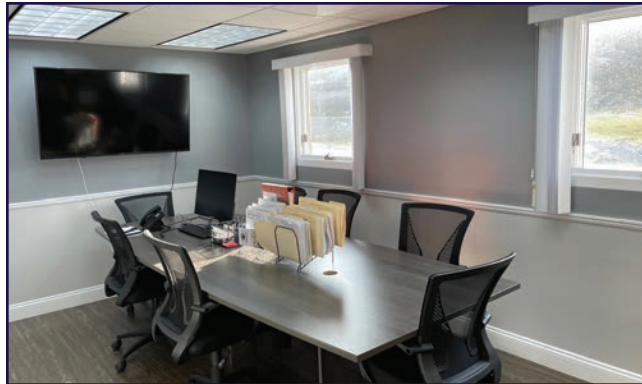
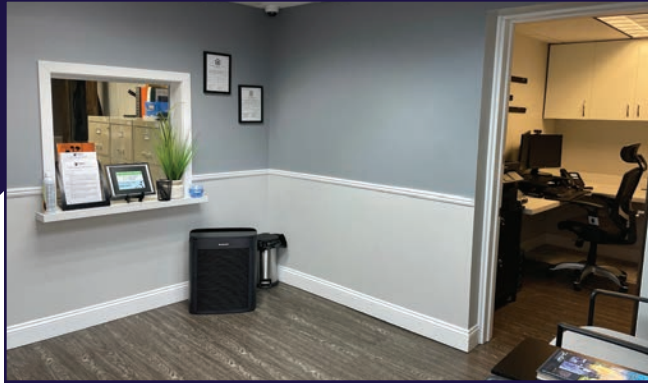


**For More Information Call: 717.850.TRUE (8783) | [www.TRUECommercial.com](http://www.TRUECommercial.com)**

The information has been secured from sources we believe to be reliable. TRUE Commercial Real Estate LLC makes no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.



# INTERIOR PHOTOS



**For More Information Call: 717.850.TRUE (8783) | [www.TRUECommercial.com](http://www.TRUECommercial.com)**

The information has been secured from sources we believe to be reliable. TRUE Commercial Real Estate LLC makes no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.





# AERIAL DRONE PHOTO & BUILDING PHOTOS



For More Information Call: 717.850.TRUE (8783) | [www.TRUECommercial.com](http://www.TRUECommercial.com)

The information has been secured from sources we believe to be reliable. TRUE Commercial Real Estate LLC makes no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.





# AERIAL DRONE PHOTO



For More Information Call: 717.850.TRUE (8783) | [www.TRUECommercial.com](http://www.TRUECommercial.com)

The information has been secured from sources we believe to be reliable. TRUE Commercial Real Estate LLC makes no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.





# AERIAL DRONE PHOTOS



**For More Information Call: 717.850.TRUE (8783) | [www.TRUECommercial.com](http://www.TRUECommercial.com)**

The information has been secured from sources we believe to be reliable. TRUE Commercial Real Estate LLC makes no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.