

# BESHORE SCHOOL ROAD & N GEORGE STREET EXT.

MANCHESTER, PA | 17345

2 PAD SITES AVAILABLE

*For Lease*



NEARBY RETAILERS:



Blake Gross | Dave Nicholson

For Lease Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)

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## Property

Beshore School Rd and N. George St. Ext. is a new commercial project located in the growing area of Manchester just north of York, PA. The development consists of two approximate 2 acre pads. Owner will consider a ground lease or build to suit.

## Location

The property is located at the corner of Beshore School Rd and N. George St. Ext. It will have direct access to N. George St. that is a major traffic artery running south to York and north into Manchester and Mt. Wolf. The site is also conveniently located near Interstate 83 which is a major highway through Southern PA and Maryland. Retailers in the immediate area include Giant, Dollar Tree, Advance Auto, Planet Fitness, ATT, Verizon, PA Wine and Spirits, McDonald's, Sheetz, Checkers, and Rose's.

## Trade Area

The site is located in East Manchester Township that has seen an impressive growth of industrial and warehouse development over the past 10 years. More than 10 million square feet of warehouse has been built in the area housing companies such as Starbucks, GlaxoSmithKline, Ollie's, Gamestop, and DHL. This has also spurred residential development in and around Manchester. There are approximately 21,654 people living within 3 miles with an average household income of \$118,580.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	21,654	62,685	174,135
TOTAL EMPLOYEES	11,149	30,013	74,673
AVERAGE HHI	\$118,580	\$106,989	\$97,927
TOTAL HOUSEHOLDS	8,358	24,746	67,728

TRAFFIC COUNTS: N GEORGE ST EXTENSION ± 14,000 VPD



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FOR **LEASE**

SITE PLAN



N GEORGE STREET EXT ±14,000 VPD



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## MARKET OVERVIEW



Site

SHEETZ  
COMING SOON

GIANT verizon  
DUNKIN' FINE WINE & GOOD SPIRITS  
SUBWAY M MEMBERS 1st FEDERAL CREDIT UNION

DOLLAR TREE  
Great Clips planet fitness

Animart

Amercold Logistics  
Manchester

Golden Brew  
Distributing

CVS  
pharmacy

AT&T

TRUIST

RITE  
AID

Advance  
Auto Parts

Polyvisions

Pretium Packaging

Quigley Motor Co.

DOLLAR GENERAL

The Manchester Diner

ACE  
Hardware

SHEETZ

Checkers

McDonald's

PAPA JOHN'S  
ROSES



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# Bennett Williams

COMMERCIAL REAL ESTATE

## OUR LOCATIONS:

### YORK OFFICE:

3528 Concord Rd.  
York, PA 17402

### EXTON OFFICE:

1 E. Uwchlan Ave.  
Suite 409, Exton, PA 19341

### WEST CHESTER OFFICE:

107 E Chestnut St, Suite 107  
West Chester, PA 19380

### LANCASTER OFFICE:

150 Farmington Lane, Suite 201  
Lancaster, PA 17601

### WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310  
Williamsport, PA 17701

### NEW JERSEY OFFICE:

236 E. Route 38, Suite 130  
Moorestown, NJ 08057

## LISTING AGENTS:



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### CONTACT US

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## About Bennett Williams

Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

