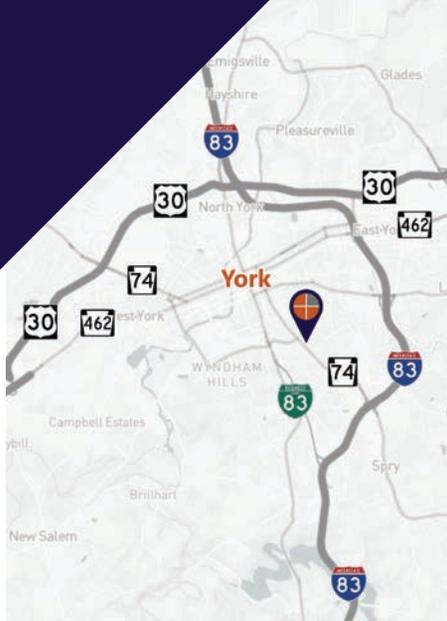


FOR LEASE

2,210 SF to 4,705 SF of professional office/medical space located on the lower level w/parking & private ground level entrance.



Chris E. Seitz
Cell: 717.887.3820
chris@truecommercial.com

Marisa Benjamin
Cell: 717.615.1665
marisa@truecommercial.com

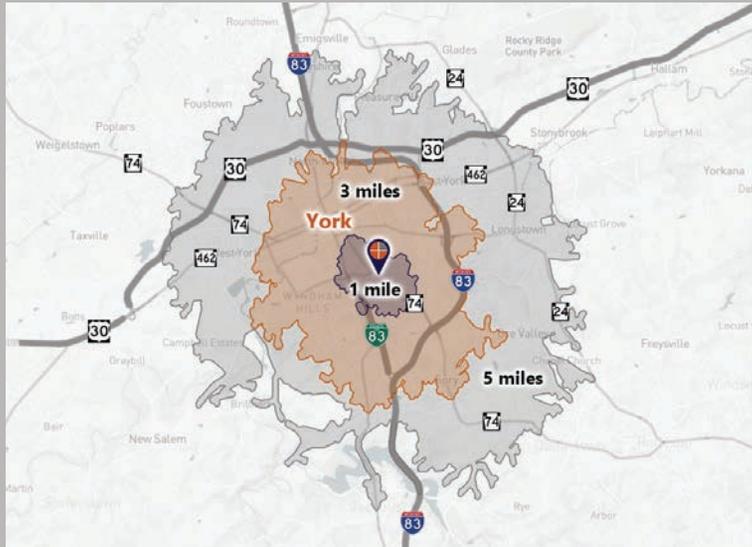
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PROFESSIONAL OFFICE / MEDICAL SPACE

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 Street is a professional office/medical building sharing tenancy with Children's Dental Centre of York. The total available space consists of 4,705 SF of updated office/medical space, featuring dedicated on-site parking and a private ground-level entrance. Formerly home to the WellSpan Wound Care Center, the space is well-suited for a variety of medical, healthcare, or professional office uses and may be subdivided into two suites to accommodate multiple tenants or flexible space needs. Proposed subdivision sizes are approx. 2,210 SF and 2,495 SF.

The entire space offers a large open waiting area with reception/front office, seven (7) private offices or exam rooms, workstations, two (2) conference/meeting rooms, three (3) restrooms, a breakroom and ample storage throughout.

The property is strategically located along S. Queen St. (PA Route 74) with excellent visibility and convenient access to Interstate 83, providing close proximity to WellSpan York Hospital, York College, and other key medical and institutional users. The surrounding area features a strong mix of medical, professional, and commercial businesses, along with nearby retail, dining, and service amenities, creating an ideal environment for both medical and professional tenants.

Landlord is willing to provide free rent and Tenant Improvements Allowance based upon terms and conditions of the lease (for qualified tenants).

Note: Owner is a Pennsylvania Real Estate Salesperson Licensee

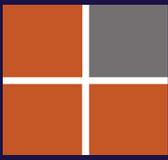
PROPERTY DETAILS

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

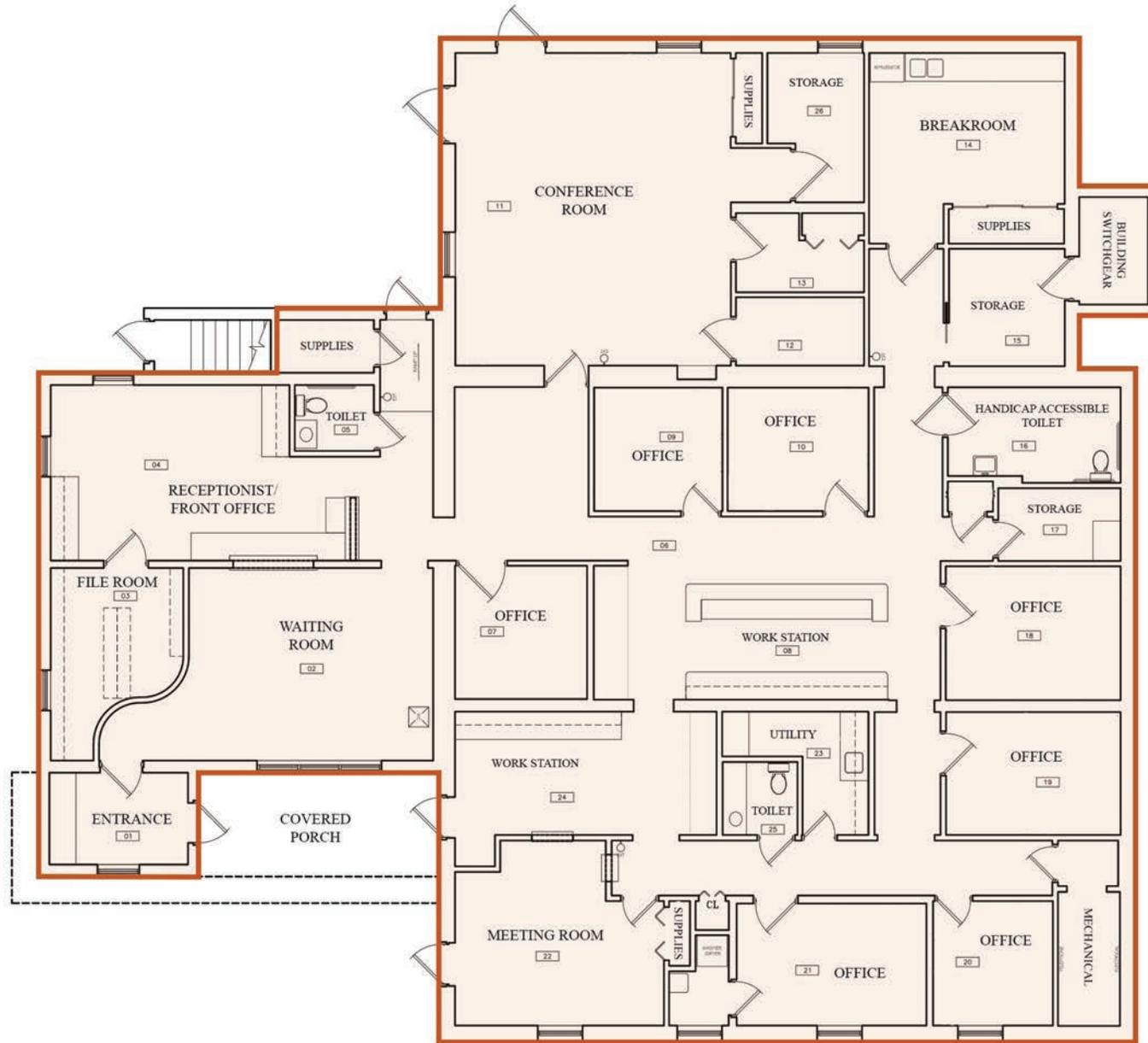
TRAFFIC COUNTS

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

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FLOOR PLAN | 1399 S. QUEEN ST. LL



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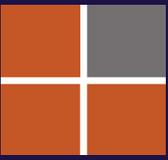
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INTERIOR PHOTOS | 1399 S. QUEEN ST. LL

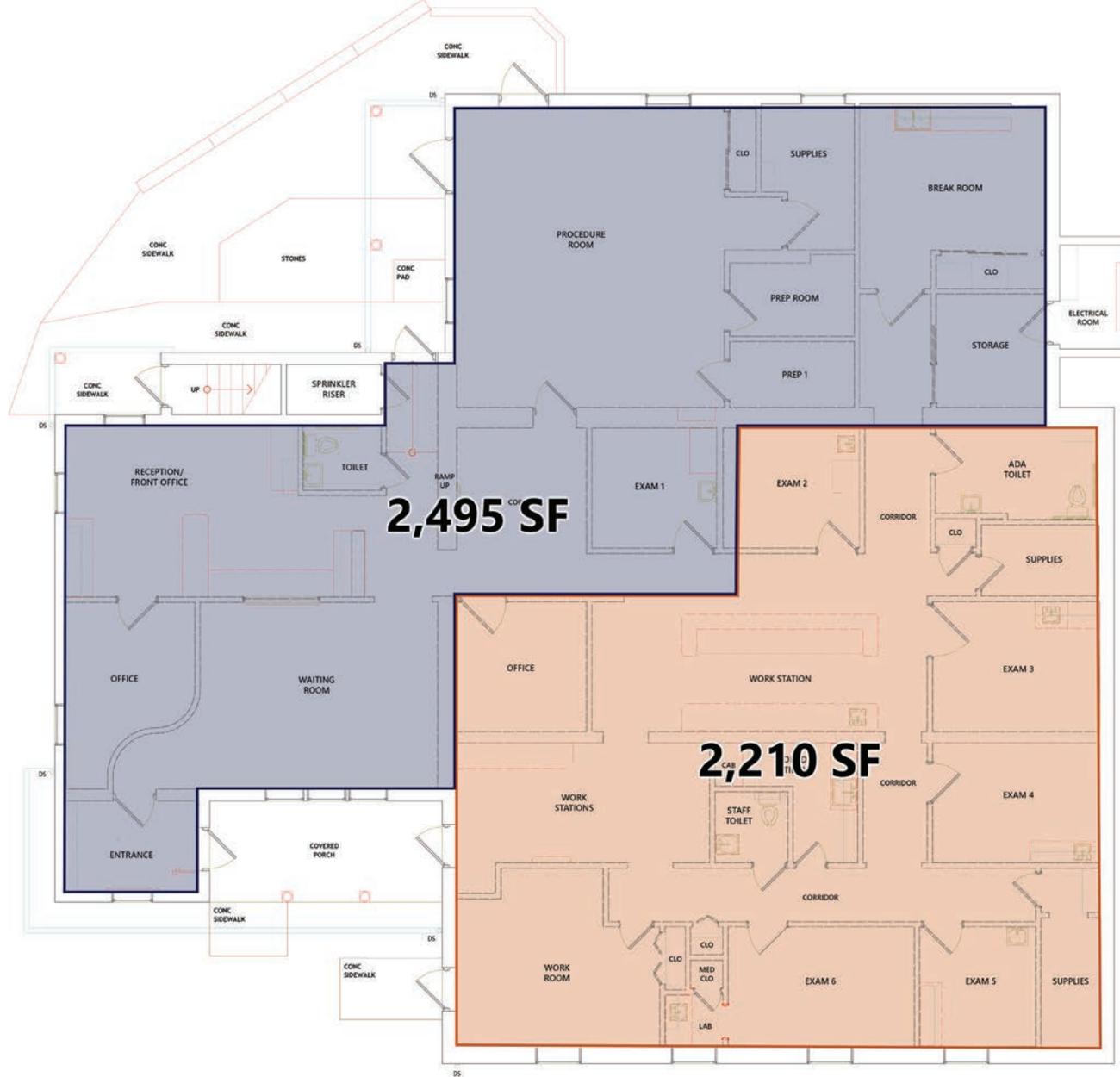


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PROPOSED SUBDIVISION | 1399 S. QUEEN ST. LL



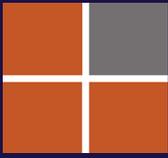
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ESTABLISHED REGIONAL COMPETITION MAP

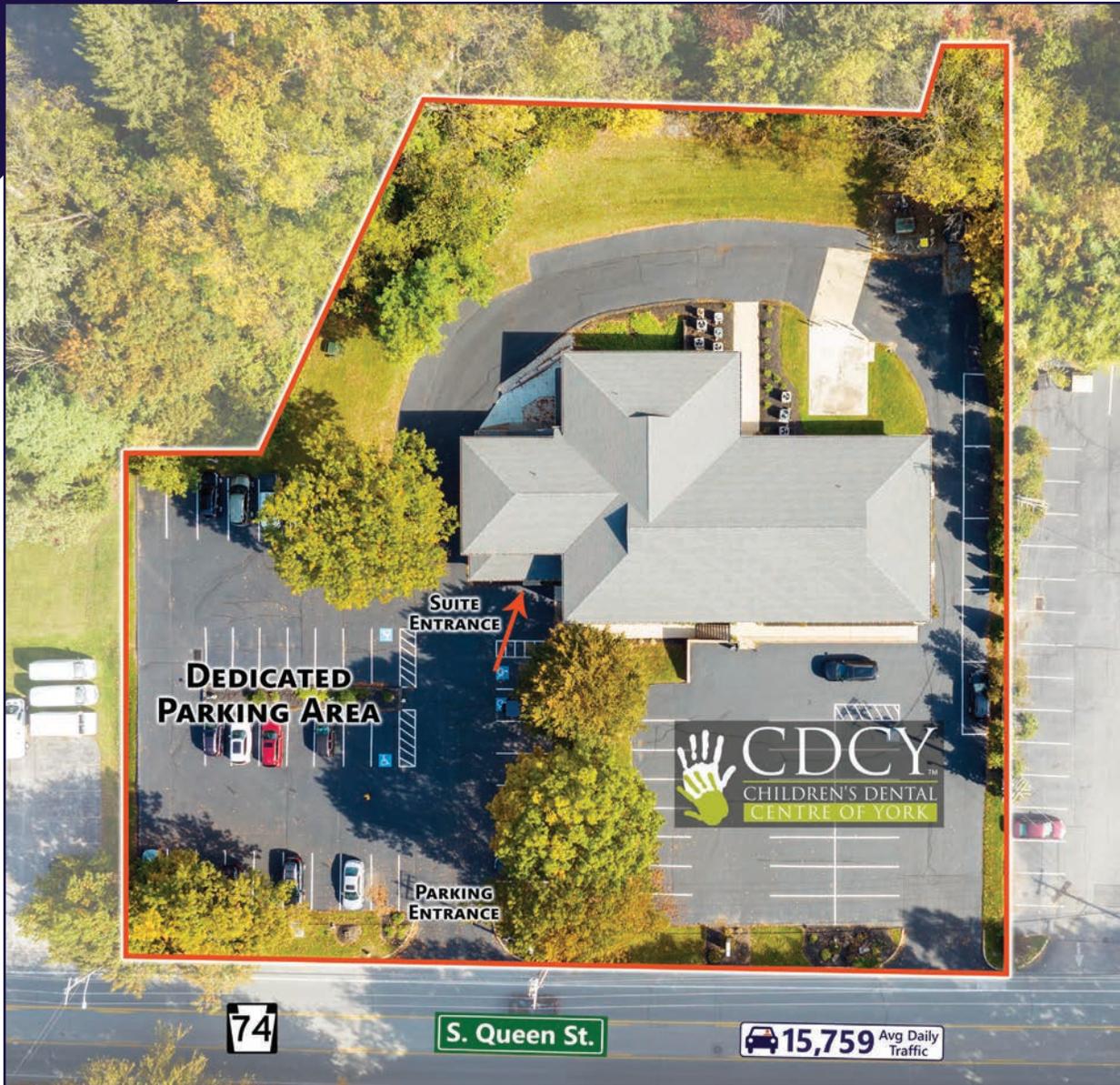


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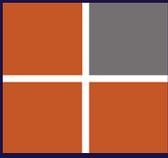


AERIAL DRONE & BUILDING PHOTOS



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