

FOR LEASE: FREESTANDING BUILDING ON 1.22 ACRES

4135 N George St, Manchester, York County, PA 17345

EQUITY CRE



PROPERTY FEATURES & DETAILS

- 11,180 SF Available
- Industry, logistics and robust daytime population
- High-quality block and dryvit exterior
- Large 1.22 AC lot with abundant parking
- Signalized location with excellent visibility and access
- Drive-thru permitted
- Potential for multiple uses
- Sustained population growth



CONTACT

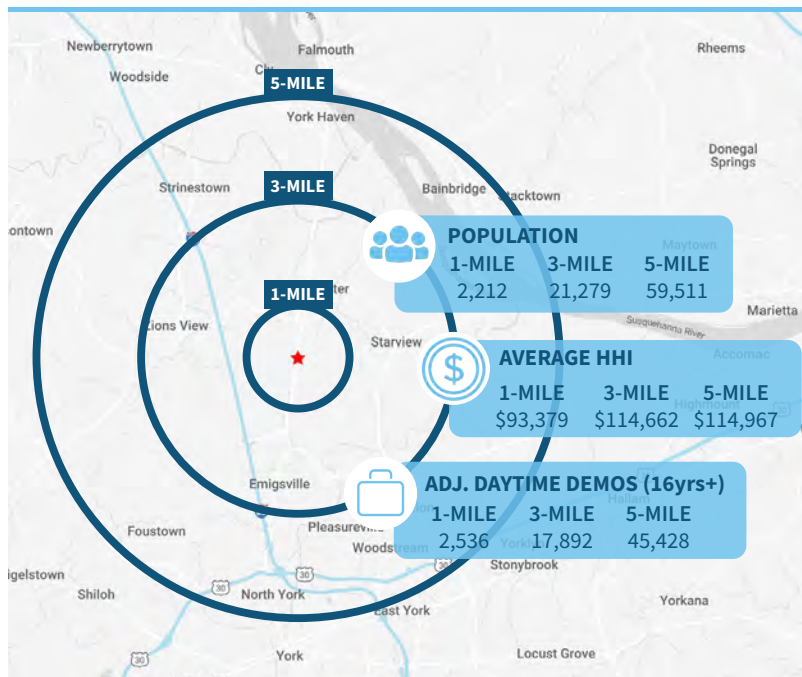
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EQUITY CRE**Demographic Overview (1, 3, 5-mile radius)****Property Overview**

ADDRESS	4135 N George Street, Manchester, PA 17345
MUNICIPALITY	East Manchester Township, York County
TOTAL BUILDING AREA	11,180 SF (86' x 130')
LOT SIZE	1.22 Acres
YEAR BUILT	1998
APN	26000MI0126N0
ZONING	C - Commercial District
BUILDING TENANCY	Single Tenant
PARKING	56 Surface Spaces
PARKING RATIO	5.01/1,000 SF
TRAFFIC COUNTS	12,874 - N George St

The right space. The right move.

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EQUITY CRE

Pylon Sign



21 Miles to Harrisburg, PA

4135 N George St, Manchester | York County, PA

Northbound



Southbound



Aerial Source: Google Earth Pro & Traffic Count Source: Placer.ai (23)