

Office | For Lease

1728 OLD YORK ROAD

PROPERTY STATUS	FOR LEASE
SPACE	+/- 1,320 SQ. FT.
AVAILABILITY	Nov. 1, 2026
ZONING	Mixed Use (MU)
LEASE PRICE	\$18 PSF NNN TICAM \$4.76 PSF

±1,320 SF Unit for Ideal For: Professional office, medical or wellness users, including chiropractic, physical therapy, massage therapy, counseling, insurance, financial services, or other professional service businesses.



1728 Old York Road

Positioned at a high-visibility gateway location along Old York Road at the entrance to the City of York, this well-maintained retail and office center offers exceptional exposure and accessibility. The property benefits from prominent frontage on a major commercial corridor, surrounded by established national and regional retailers, with convenient ingress and egress in both directions.

Now Available: $\pm 1,320$ SF Unit

This $\pm 1,320$ SF office suite offers a functional layout featuring a small reception area, private offices, one restroom, and a storage closet. One of the larger offices provides additional flexibility for use as a conference room, group therapy room, or collaborative space. Formerly utilized as a chiropractic office, the suite is well suited for professional office, medical, wellness, therapy, counseling, or other service-oriented users. Available on a NNN lease basis.

Highlights

- $\pm 1,320$ SF available
- Private offices
- Larger office suitable for conference or group therapy use
- Small reception area
- One private restroom
- Storage closet
- Premium visibility
- Strong co-tenancy with surrounding major retailers



Front view of Yorkville Plaza Shopping Center. Available Suite 1728 is shown in the shaded area.



Downtown York

City Hall 10 N. Roosevelt St. York, SC 29745

Located at 2 S. Congress Street in the heart of historic Downtown, York is best known for being the County Seat for York County as well as a Historic District. (yorksc.gov)



Windy Hill Orchard & Cidery

1860 Black Hwy, York, SC 29745

Windy Hill Orchard is a family owned and operated boutique apple orchard and Hard Cider producer located in the upstate of South Carolina. Open every Fall from Mid August until Christmas they offer visitors, Award Winning Hard Ciders, Pick Your Own Apples, Fresh Pressed Apple Cider, Fresh Made Apple Products, and much more. (windyhillorchard.com)



Five Blossoms Shoppe

43 N Congress St, York, SC 29745

Opened in 2026, Five Blossoms Shoppe is a community-driven retail and floral boutique located in Historic Downtown York, South Carolina. Supplied by Five Blossoms Farm in Clover, the shop features locally grown blooms, thoughtfully curated goods, and intimate events and workshops.



1728
OLD YORK ROAD

OLD YORK ROAD

INTERSTATE
77

MT. HOLLY ROAD

Lake Wylie



White Rose

FRESENIUS
KIDNEY CARE

USDA

YEC YORK ELECTRIC
COOPERATIVE, INC.
Your Touchstone Energy Partner

RE/MAX
LAKES AND LAND
PALMETTO REHAB

FOUNDERS
FEDERAL CREDIT UNION

SONIC

SHELL

FAMILY TRUST

Waffle
HOUSE

FARM
BUREAU
INSURANCE

1728

Hidden Lake Drive
Neighborhood

York School
District One

Ford
Burns
Ford of York

OLD YORK ROAD

ALEXANDER LOVE HWY

OLD YORK ROAD



Population

2 MILE RADIUS	5,369 people
3 MILE RADIUS	25,777 people
5 MILE RADIUS	113,750 people



Households

2 MILE RADIUS	2,046 households
3 MILE RADIUS	9,711 households
5 MILE RADIUS	43,694 households



Average Household Income

2 MILE RADIUS	\$72,499
3 MILE RADIUS	\$88,135
5 MILE RADIUS	\$105,215



Workforce Density

2 MILE RADIUS	2,701 employees
3 MILE RADIUS	13,493 employees
5 MILE RADIUS	61,274 employees

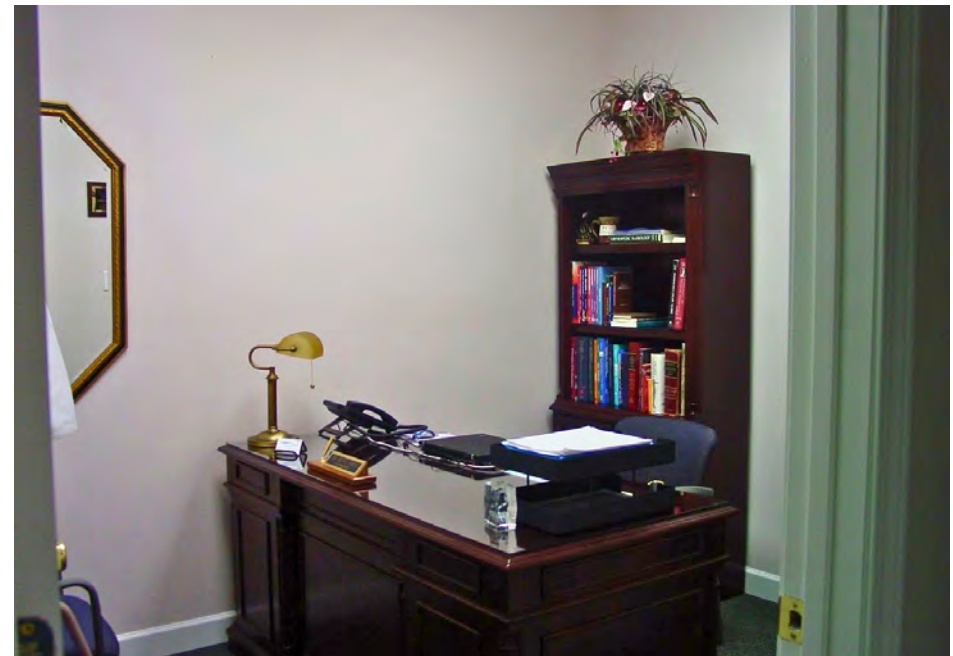


Traffic Volume

±17,400 vehicles per day



Congress Street, Historic Downtown York, 7 minutes from Yorkville Plaza.





1728

OLD YORK ROAD

For more information on lease opportunities and to schedule a tour, please contact:



Marleene Washington
704-287-7719
mwashington@boundarycre.com