

± 1,200 - 4,800 SF

Mt. Rose Plaza

FOR LEASE

1045 Mt. Rose Avenue | York, PA 17403

AVAILABLE PAD

± 1,200 - 4,800 SF

DUNKIN'
baskin BR robbins

Pizza
Hut

FAMILY DOLLAR

Advance
Auto Parts

RBC
COMMERCIAL
SERVICES

save
a lot

Yale
ELECTRIC
SUPPLY CO.
A U.S. Electrical Services Inc. Company

Mt Rose Ave

±16,000 VPD

POPEYES
LOUISIANA
KITCHEN

Overview

Mt. Rose Plaza is a neighborhood shopping center in York, PA. The center is anchored by Save-a-Lot, Advance Auto Parts, Dunkin', Family Dollar, and Pizza Hut. The pad site is 0.78 acres, offering room for a 1,200-4,800 SF building and is zoned for a variety of uses, including but not limited to medical, retail, and service-oriented users. Mt. Rose Plaza is a great opportunity for any user looking for development or a ground lease along a busy corridor in the York market.

CALE BRUSO | ADAM HAGERMAN | BRAD ROHRBAUGH | CHAD STINE
717.843.5555
www.bennettwilliams.com

York Office: 3528 Concord Rd. York, PA 17402
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341
Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601
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Bennett WILLIAMS
RETAIL

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RETAIL BROKERS
NETWORK



Mt. Rose Plaza

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Available For Lease

Location

Mt. Rose Plaza is strategically placed along Mt. Rose Avenue ($\pm 16,000$ VPD) with multiple access points and great visibility. The center is minutes away from I-83 ($\pm 81,000$ VPD), providing convenient access pulling traffic from multiple trade areas. The nearby dense residential and retail area in York brings constant traffic and visibility to the center. The trade area extends over 7 miles, and the nearby major roadways and developments allows the site to pull from multiple market points.

Trade Area

Adding to the stability of the center, the site shows a 20-minute drive time demographic of over 224,203 people with household incomes more than \$77,339 and daytime employment demographics equally as strong with 129,086. The demographics within a 10-mile radius include 271,310 people in 108,792 homes, a labor force of 218,532 with an average household income of \$77,791. The area has seen an increase in growth since 2000 by 17.6% with over 19,246 new homes.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	95,829	151,336	215,280
TOTAL EMPLOYEES	51,572	81,627	98,501
AVERAGE HHI	\$71,070	\$76,221	\$80,252
TOTAL HOUSEHOLDS	37,634	59,199	84,292

TRAFFIC COUNTS: **Mt. Rose Ave** - $\pm 16,000$ VPD



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SITE PLAN

PROSPECT STREET

PROPOSED
BUILDING

DUNKIN'
DUNKIN' DONUTS

B

PIZZA HUT

C

FAMILY DOLLAR

D

Advance
Auto Parts

E

RENT-A-CENTER

F

save
a lot

G

Yale
ELECTRIC
SUPPLY CO.
A U.S. Electrical Services Inc. Company

H

POPEYES
RESTAURANT

I

SALBEMARLE STREET

MT ROSE AVENUE

SUITE	TENANT	SF
A	AVAILABLE PAD	1,200 - 4,800
B	DUNKIN DONUTS	3,197
C	PIZZA HUT	1,400
D	FAMILY DOLLAR	7,000
E	ADVANCE AUTO	12,629
F	RENT-A-CENTER	3,582
G	SAVE A LOT	15,422
H	YALE ELECTRICAL SUPPLY	12,206

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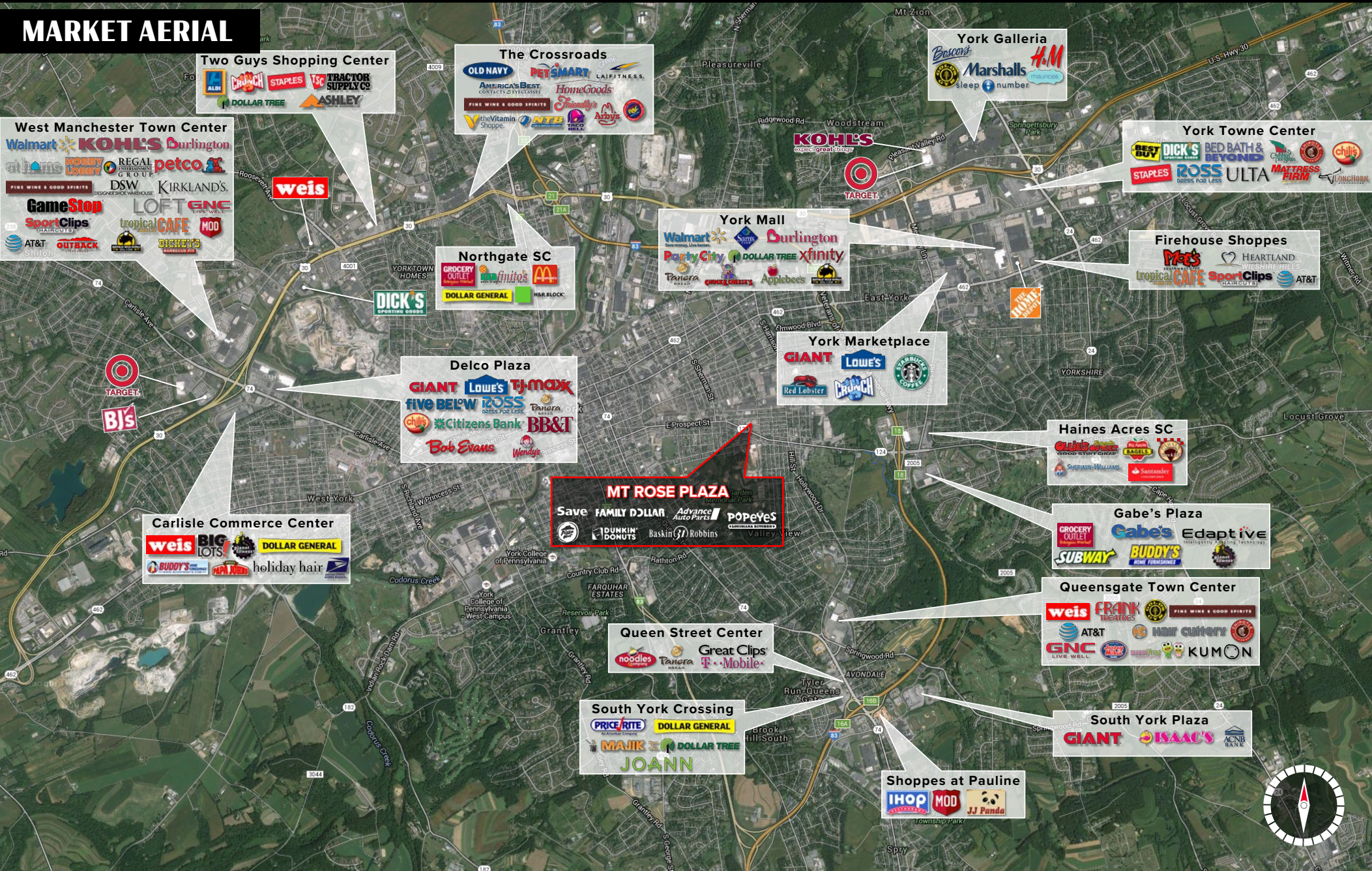
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MARKET AERIAL



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