

For Lease

STONYBROOK SHOPPING CENTER

±2,400 SF

3651 E Market Street | York, PA 17402



Available
±2,400 SF

Northwest

MONRO
AUTO SERVICE AND TIRE CENTERS

Saubel's
markets
We put the "Home" in Homemade.

Central
Bark

AVIS

FITNESS 1440

462

E Market Street - ±20,000 VPD



Cale Bruso | Adam Hagerman | Brad Rohrbaugh | Chad Stine
For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com

ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

COMMERCIAL BROKERAGE. *Redefined.*

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Property Overview

Stonybrook Shopping Center, a 65,105 square-foot grocery anchored retail shopping center is located along East Market Street in York, Pa. This Saubel's anchored retail shopping center includes Royal Thai, Fitness 1440, Erie Insurance, Monro Muffler, and Avis Rent-A-Car.



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	8,710	39,502	109,352
TOTAL EMPLOYEES	4,573	22,068	56,763
AVERAGE HHI	\$72,246	\$82,863	\$77,553
TOTAL HOUSEHOLDS	2,820	15,531	42,417

TRAFFIC COUNTS: E Market St - ± 20,000 VPD

Location

Stonybrook Shopping Center is positioned in close proximity of East York's dense residential neighborhoods and along the area's primary retail shopping corridor, East Market Street, which sees over 20,000 CPD. This center not only benefits from the dense residential population, but also a strong daytime employment base with numerous large industrial and office employers.

Trade Area

Adding to the stability of the center, Stonybrook Shopping Center shows a 5-mile demographic of over 109,352 people with household incomes of more than \$77,553 and daytime employment demographics equally as strong with 56,763. The demographics within a 7-mile radius includes 199,247 people in 77,351 homes, a labor force of 87,255 with an average household income of \$77,932. The area's growth since 2000 has increased over 13% with over 10,514 new homes.



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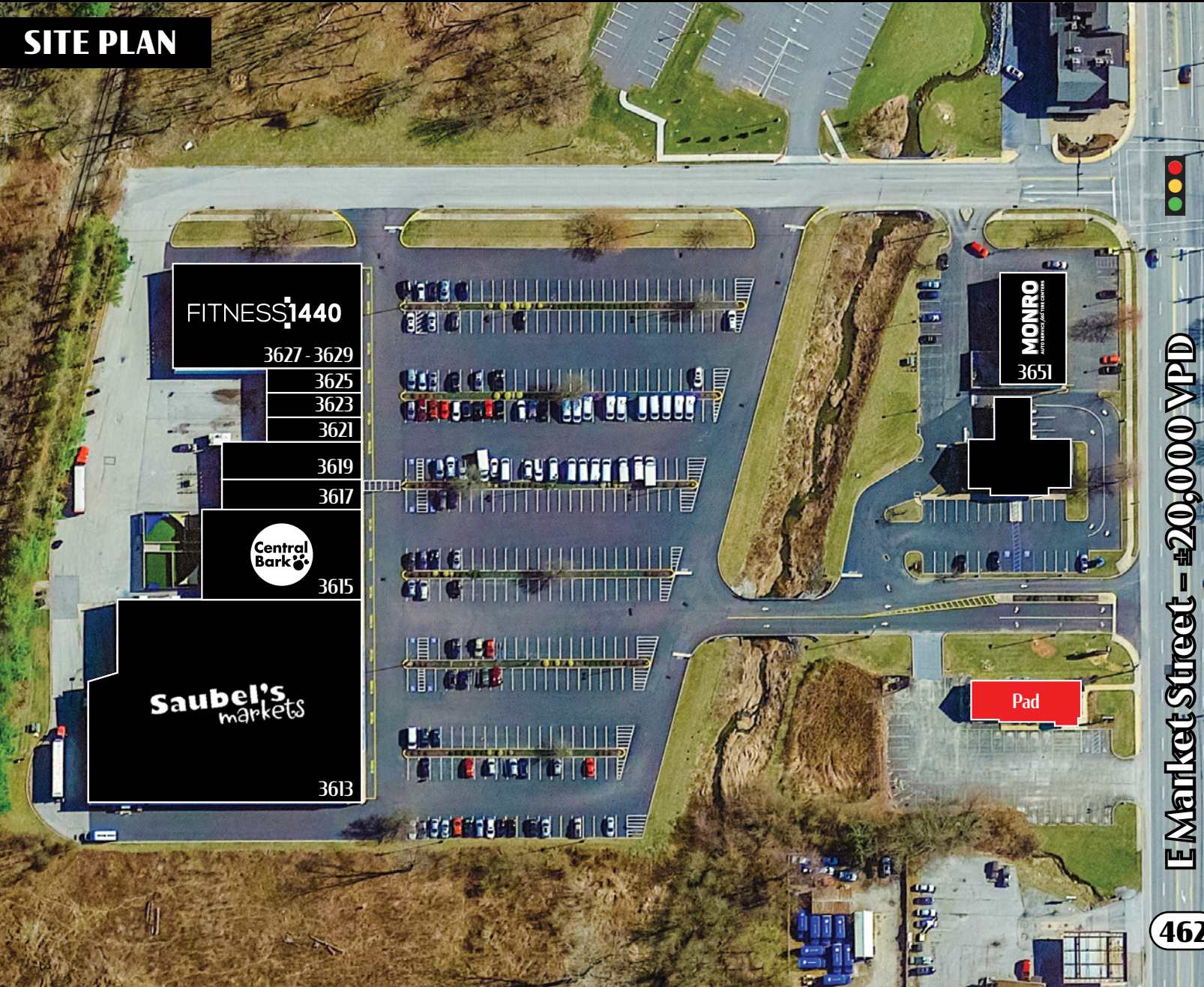
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SITE PLAN



E Market Street - #20,000 VPD

SUITE	TENANT	SF
3609	AVAILABLE PAD	2,400
3613	Saubel's Markets	29,000
3615	Central Bark Doggy Daycare	8,468
3617	Salon Alola	2,500
3619	Oyako Sushi	3,000
3621	Dennis Z. Smith	1,200
3623	Avis Rent-A-Car	1,200
3625	Clean Plate Nutrition	1,200
3627	Fitness 1440	6,970
3629	Fitness 1440	4,667
3651	Monro Muffler	4,500
CENTER TOTAL		65,105



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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.

At Bennett Williams, your investments are always in good hands. Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the investment sales segment of the industry.



Bennett Williams is a member of the Capital Markets Real Estate Network, a nationwide network of professionals dedicated to, and specializing in the capital markets segment of commercial real estate. CMRE is comprised of the most highly-qualified, best-experienced independent Capital Market real estate professionals.

INVESTMENT ADVISORS:

Cale Bruso

cbruso@bennettwilliams.com

Adam Hagerman

ahagerman@bennettwilliams.com

Brad Rohrbaugh

brohrbaugh@bennettwilliams.com

Chad Stine

cstine@bennettwilliams.com

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

LANCASTER OFFICE:

2173 Embassy Dr., Suite 201
Lancaster, PA 17601

EXTON OFFICE:

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

NEW JERSEY OFFICE:

309 Fellowship Rd, Suite 200
Mt. Laurel, NJ 08054

CONTACT US

717.843.5555
www.bennettwilliams.com

