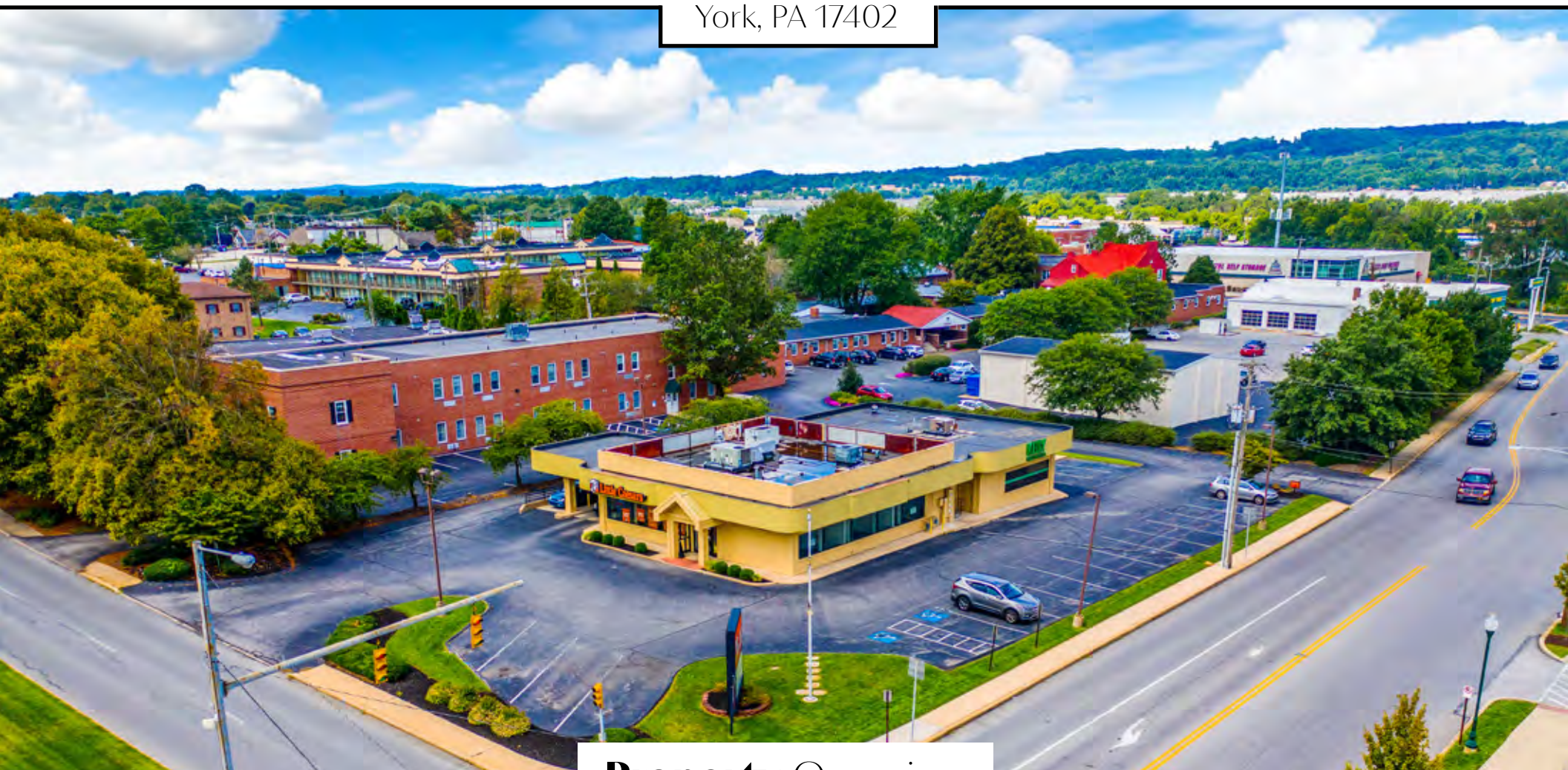


*For Lease*

# 2701 Eastern Boulevard

**±1,856 SF**

York, PA 17402



## Property Overview

**2701 Eastern Boulevard**, a 4,669 square foot three tenant retail center centrally located in York, Pennsylvania, situated at a signalized intersection along Eastern Boulevard. The center is occupied by Little Caesars and Macklin Insurance, with surrounding retail such as Giant, Lowes, Wendy's, Arby's, Starbuck's and many others. This project provides potential tenants a rare opportunity to get small retail space in a highly active, and growing market.

**Blake Shaffer | Justin Willits**  
717.843.5555  
[www.bennettwilliams.com](http://www.bennettwilliams.com)

York Office: 3528 Concord Rd. York, PA 17402  
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341  
Lancaster Office: 2173 Embassy Drive, Suite 201, Lancaster, PA 17601  
New Jersey Office: 309 Fellowship Rd, Suite 200, Mt. Laurel, NJ 08054

**Bennett Williams**  
COMMERCIAL REAL ESTATE

ACTIVE MEMBER OF:  
**RETAIL** BROKERS  
NETWORK



# 2701 Eastern Blvd

York, PA 17402

For **Lease**  
±1,856 SF

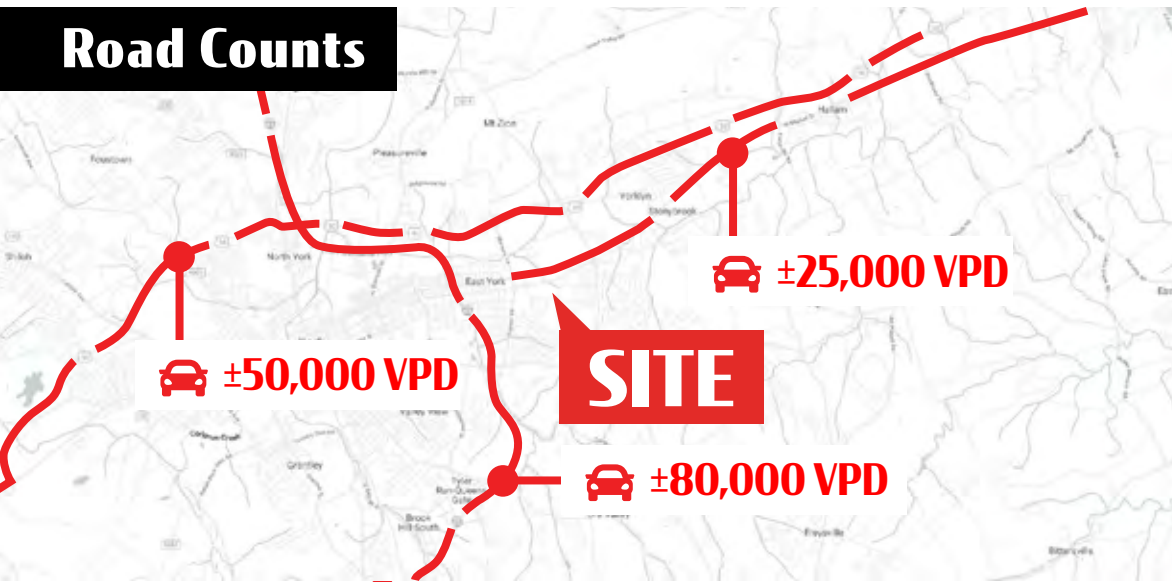
## Location

The property is strategically located on E Market Street, which is a stone's throw from the Interstate 83 on and off ramp, and is one of the travel arteries from York to Wrightsville, to Lancaster, PA. You also have a nice mix of local/regional businesses along with National Retailers, which bring much traffic to the area. Nearby National Retailers include Walmart, ALDI, Lowe's, Sam's Club, and Burlington, just to name a few. Another attribute to the daytime population in the market is due to the number of industrial and office users.

## Trade Area

Demographics are strong with 286,444 people within a 10-mile radius within 111,782 households, with an average household income of \$82,782. Adding to the stability are the 114,010 employees and 8,766 businesses within the same 10-mile radius.

## Road Counts



### Visitor Journey Prior/Post Compare

#1



6.1% / 2.5%

#2



2.8% / 1.6%

#3



2% / 1.4%

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	65,213	141,991	203,623
TOTAL EMPLOYEES	35,024	70,278	97,048
AVERAGE HHI	\$76,141	\$77,432	\$80,752
TOTAL HOUSEHOLDS	25,960	55,431	79,618
TRAFFIC COUNTS			
East Market Street - ±25,000 VPD   I-83 - ±80,000 VPD			

Blake Shaffer | Justin Willits  
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: 2173 Embassy Drive, Suite 201, Lancaster, PA 17601  
New Jersey Office: 309 Fellowship Rd, Suite 200, Mt. Laurel, NJ 08054

Bennett Williams  
COMMERCIAL REAL ESTATE

ACTIVE MEMBER OF:  
RETAIL BROKERS NETWORK



# 2701 Eastern Blvd

York, PA 17402

For **Lease**  
±1,856 SF



**Blake Shaffer | Justin Willits**  
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: 2173 Embassy Drive, Suite 201, Lancaster, PA 17601  
New Jersey Office: 309 Fellowship Rd, Suite 200, Mt. Laurel, NJ 08054

**Bennett Williams**  
COMMERCIAL REAL ESTATE

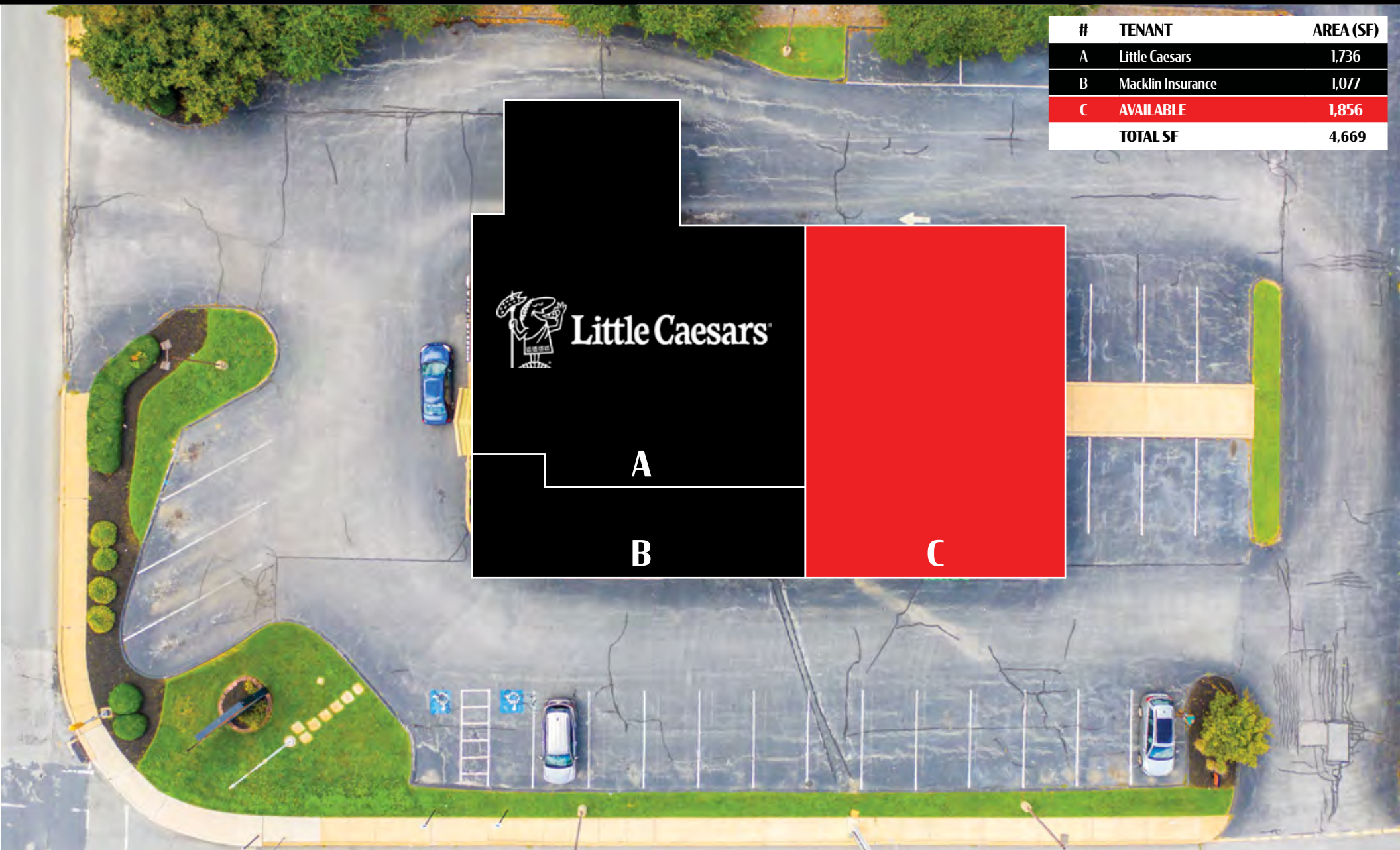
ACTIVE MEMBER OF:  
**RETAIL BROKERS NETWORK**



# 2701 Eastern Blvd

York, PA 17402

For **Lease**  
±1,856 SF



#	TENANT	AREA (SF)
A	Little Caesars	1,736
B	Macklin Insurance	1,077
C	AVAILABLE	1,856
TOTAL SF		4,669

**Blake Shaffer | Justin Willits**  
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: 2173 Embassy Drive, Suite 201, Lancaster, PA 17601  
New Jersey Office: 309 Fellowship Rd, Suite 200, Mt. Laurel, NJ 08054

**Bennett WILLIAMS**  
COMMERCIAL REAL ESTATE

ACTIVE MEMBER OF:  
**RETAIL** BROKERS NETWORK



# MARKET AERIAL



**Blake Shaffer | Justin Willits**  
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: 2173 Embassy Drive, Suite 201, Lancaster, PA 17601  
New Jersey Office: 309 Fellowship Rd, Suite 200, Mt. Laurel, NJ 08054

**Bennett WILLIAMS**  
COMMERCIAL REAL ESTATE

ACTIVE MEMBER OF:  
**RETAIL** BROKERS NETWORK