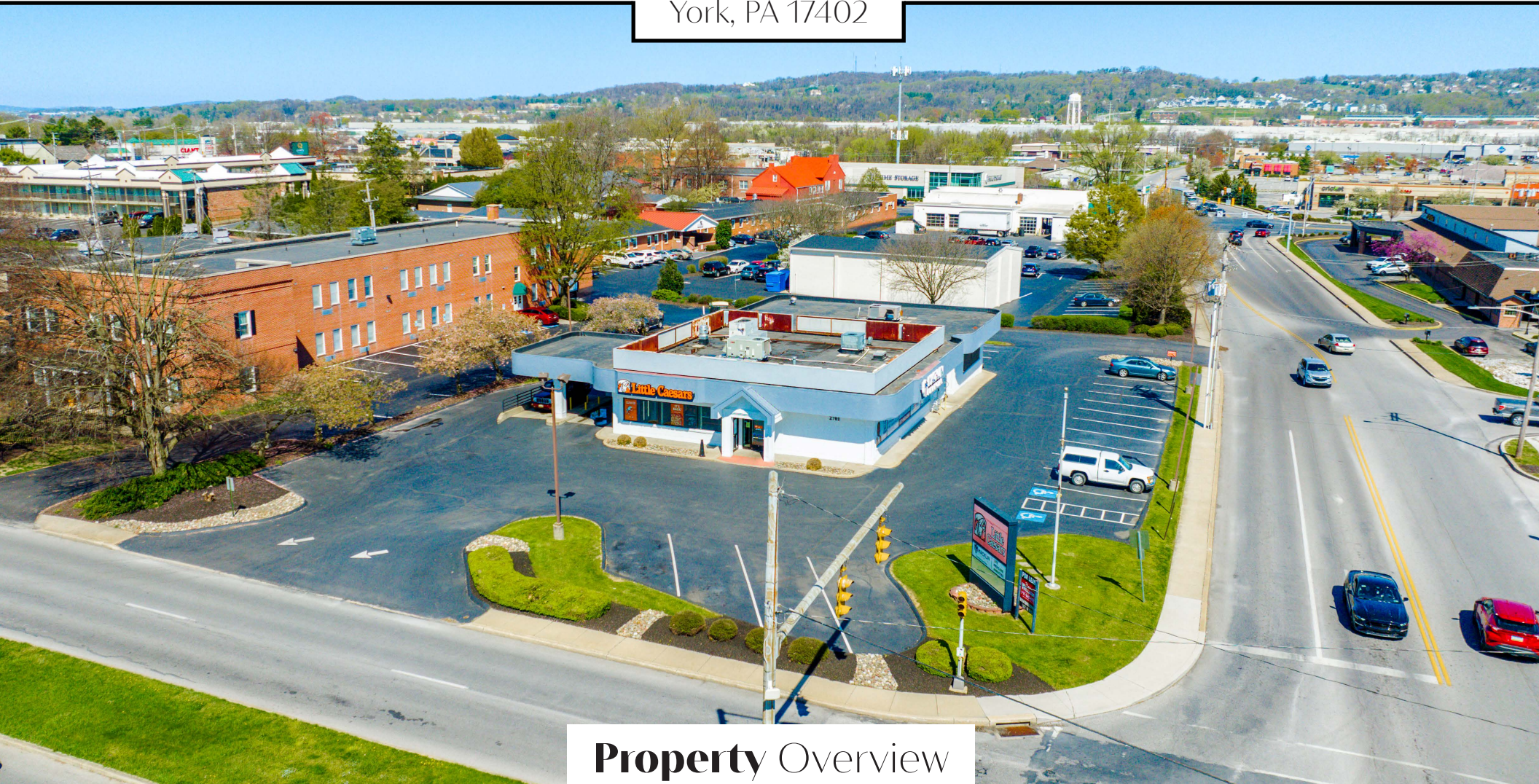


For Lease

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

For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

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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, and Sam's Club 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.



LOCAL MAP



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



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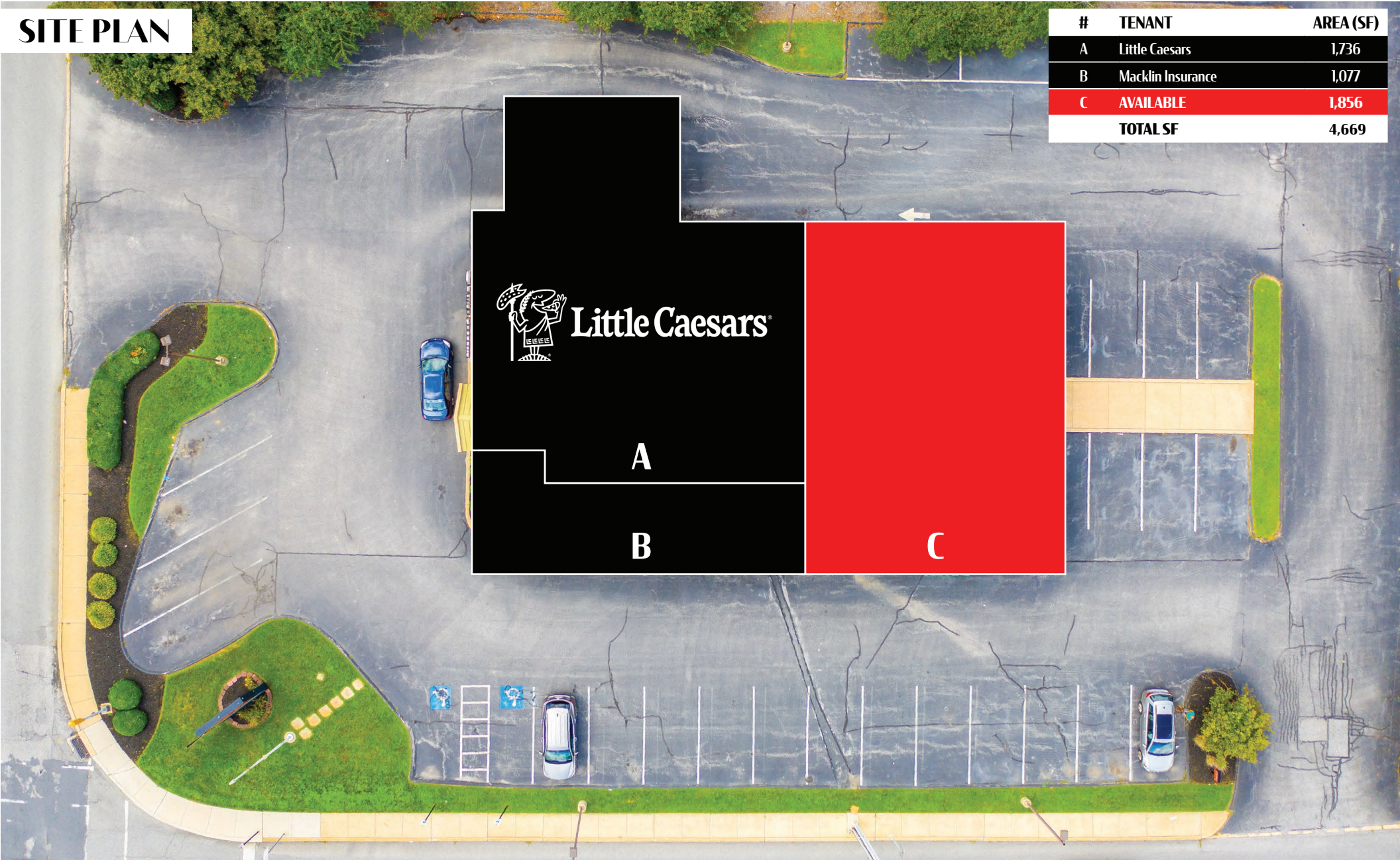
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SITE PLAN



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



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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.

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