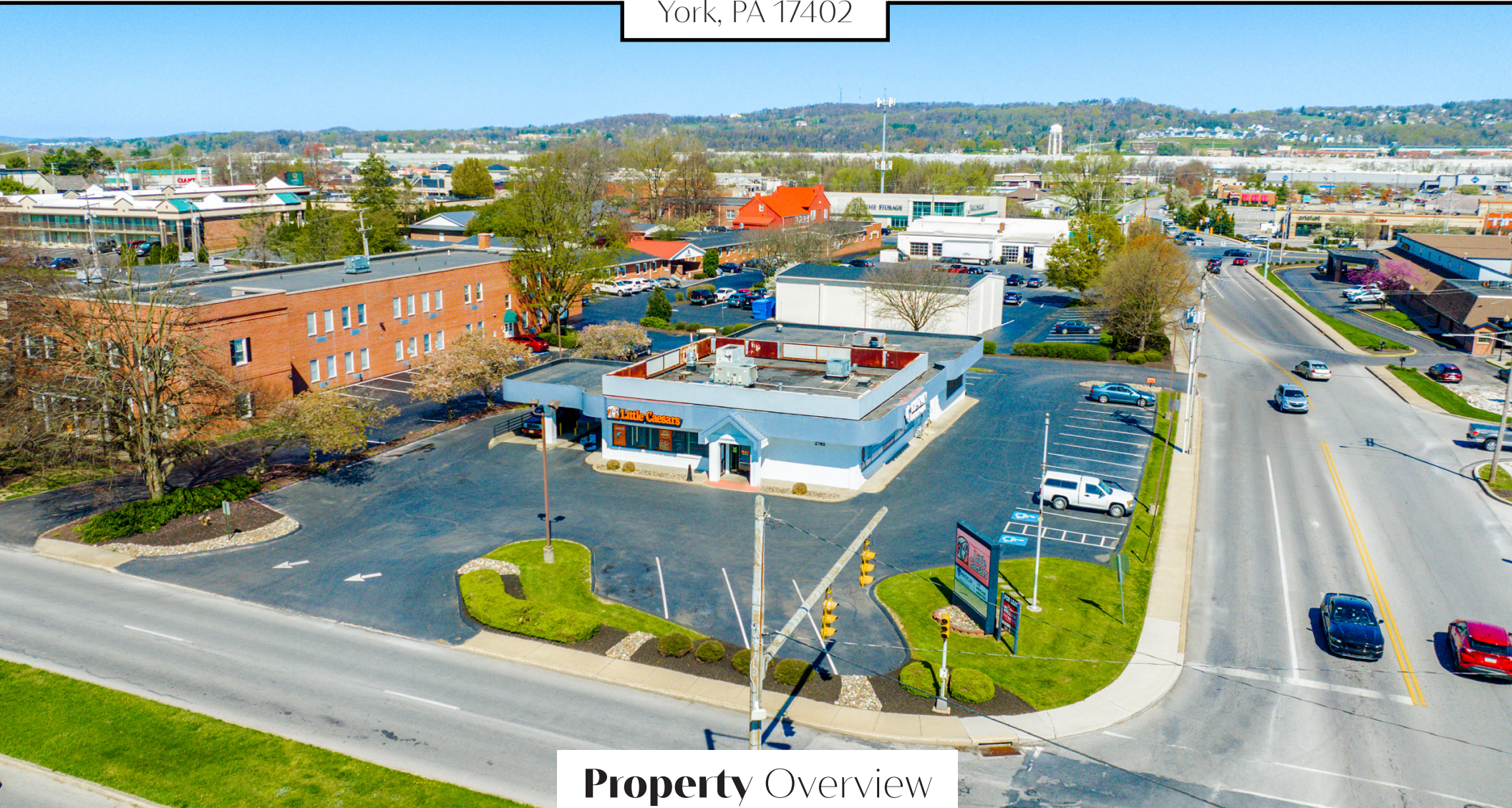


*For Lease*

# 2701 Eastern Boulevard

±1,077 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, with surrounding retail such as Giant, Lowes, Wendy's, Arby's, Starbucks 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](http://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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## SITE PLAN



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## MARKET AERIAL



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# Bennett Williams

COMMERCIAL REAL ESTATE

## OUR LOCATIONS:

### YORK OFFICE:

3528 Concord Rd.  
York, PA 17402

### LANCASTER OFFICE:

150 Farmington Lane, Suite 201  
Lancaster, PA 17601

### EXTON OFFICE:

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

### STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205  
State College, PA 16803

### WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1  
West Chester, PA 19380

### NEW JERSEY OFFICE:

236 E. Route 38, Suite 130  
Moorestown, NJ 08057

## LISTING AGENTS:



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### CONTACT US

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INVESTMENT  
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PROPERTY  
MANAGEMENT



## 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.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

