

Eastern Boulevard Plaza

2424 Eastern Boulevard | York, PA 17402

Available

±1,600 - 9,434 SF Pad



Property Overview

Eastern Boulevard Plaza, a 63,989 square-foot retail shopping center centrally located in York, Pennsylvania, is situated at the signalized intersection of Eastern Boulevard (14,000 VPD) and Haines Road (18,000 VPD). The center is occupied by Petco with other leading, national, regional and local retailers such as, CSL Plasma, Zips Dry Cleaners, Wild Ginger, and Peoples Bank. With its traffic generating tenant lineup of destination and convenience style retailers, Eastern Boulevard Plaza is one of the primary shopping destinations in the East York market.

Join National Retailers

petco **LIFEPATH**

ZIPS
DRY CLEANERS

CSL Plasma
Good for You. Great for Life.



Blake Shaffer | Austin Eckenrode | Brad Rohrbaugh | Chad Stine
For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com

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Location Eastern Boulevard Plaza is strategically positioned with significant frontage in one of the East York market's primary retail corridors along Eastern Boulevard. The center benefits from the high-volume traffic flow of Eastern Boulevard and Haines Road, which are two of the busiest traveled roadways in the East York market. The project benefits from 3 points of access, two of which are signalized, providing customers with ease of access to the center. With the high concentration of traffic driven surrounding anchor tenants located in the market, the center pulls from not just the immediate trade area but the surrounding market points as well.

Proposed Building Rendering



Trade Area Adding to the stability of the project, Eastern Boulevard Plaza shows a 20-minute drive time demographic of over 352,629 people with household incomes of more than \$74,627 and daytime employment demographics equally as strong with 167,217. The demographics within a 10-mile radius include 278,030 people in 109,689 homes, a labor force of 143,199 with an average household income of \$74,274. The area's growth since 2000 has increased over 15.6% with 17,121 new homes.

| DEMOGRAPHICS | 3 MILE | 5 MILE | 7 MILE |
|------------------|----------|----------|----------|
| TOTAL POPULATION | 72,491 | 145,356 | 207,347 |
| TOTAL EMPLOYEES | 44,191 | 75,499 | 102,976 |
| AVERAGE HHI | \$72,219 | \$75,877 | \$80,106 |
| TOTAL HOUSEHOLDS | 28,420 | 56,216 | 80,676 |

TRAFFIC COUNTS:

Haines Road - ±18,000 VPD | Eastern Blvd - ±14,000 VPD



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Site Plan



| # | TENANT | AREA (SF) |
|-----|------------------------|-----------|
| 1 | Wild Ginger | 2,564 |
| 2 | Envision Salon | 930 |
| 3 | A&K Nails | 1,200 |
| 4 | Zips Dry Cleaning | 6,343 |
| 5 | CSL Plasma | 12,000 |
| 6 | Petco | 25,000 |
| 7 | Life Path Thrift Store | 14,952 |
| 8 | Peoples Bank | 1,000 |
| 101 | AVAILABLE | 1,744 |
| 102 | AVAILABLE | 1,697 |
| 103 | AVAILABLE | 1,701 |
| 104 | AVAILABLE | 2,122 |
| 105 | AVAILABLE | 2,170 |



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Bennett Williams

COMMERCIAL REAL ESTATE

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

EXTON OFFICE:

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

WEST CHESTER OFFICE:

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

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
State College, PA 16803

NEW JERSEY OFFICE:

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

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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.

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.

