

Eastern Boulevard Plaza

2424 Eastern Boulevard | York, PA 17402

Available

**±4,952 SF Space &
±1,600 - 9,200 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.



Ashlee Lehman | Blake Shaffer | Brad Rohrbaugh | Chad Stine

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



COMMERCIAL BROKERAGE. *Redefined.*

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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	10,000
8	AVAILABLE	4,952
9	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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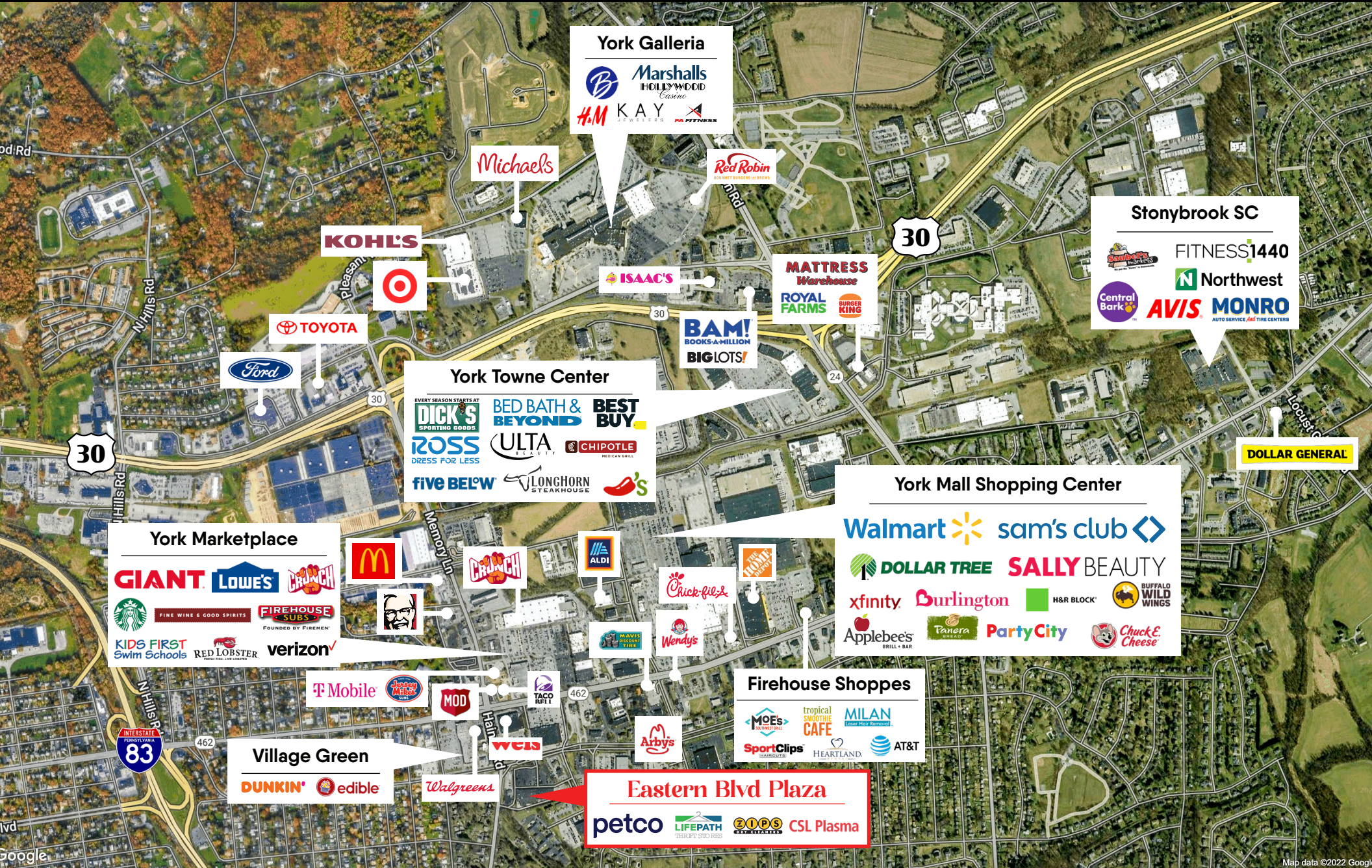


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WEST CHESTER OFFICE:

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

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310
Williamsport, PA 17701

NEW JERSEY OFFICE:

236 E. Route 38, Suite 130
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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.

