

Meadowbrook Village

2900 - 3000 Whiteford Road, York, PA 17402

± 1,250 Retail Space Available

Available For Lease

Property Overview

Meadowbrook Village is a 19,445 square foot, retail shopping center ideally located directly off of Route 30 and Whiteford Road in York, Pa. This project is located within a dense retail corridor in the East York market. The site benefits from having great access to Route 30 (45,000 VPD), as well as being located less directly across the street from the York Galleria Mall. This project provides retailers the opportunity for great visibility and to take advantage of high traffic volumes. With the York Galleria Mall being the focal point of retail and its close proximity to Route 30, it creates a great opportunity for any retailer.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	50,751	129,139	196,243
TOTAL EMPLOYEES	35,289	94,041	121,876
AVERAGE HHI	\$69,894	\$70,181	\$76,644
TOTAL HOUSEHOLDS	19,833	50,211	77,256

TRAFFIC COUNTS: RT 30 - ±45,000 VPD

Nearby:

**BIG
LOTS!**

Marshalls

BAM!
BOOKS-A-MILLION

Red Robin
GOURMET BURGERS AND BREWS



BW
COMMERCIAL

Ashlee Lehman | Brad Rohrbaugh | Chad Stine

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

ACTIVE MEMBER OF:
RETAIL BROKERS
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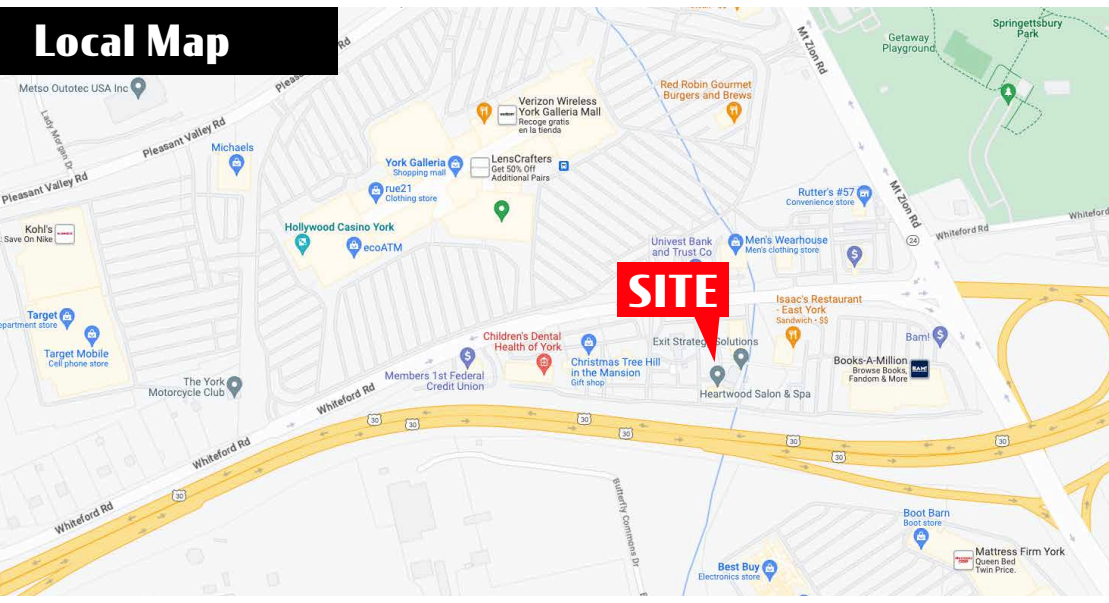
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Local Map



Location: The strategically positioned, Meadowbrook Village benefits from having visibility Whiteford Road and Route 30. The center has 2 separate, full access points. The York market has seen an immense amount of growth over the past 10 years with the development of major retail projects including York Towne Center, Firehouse Shoppes, and the West Manchester Town Center redevelopment. Located in the Township of Springettsbury, the project is located within a fast-growing market of residential, retail and warehouse distribution.

Trade Area: Adding to the stability of the market, Meadowbrook Village shows a 20-minute drive time demographic of over 352,004 people with household income more than \$74,304 and daytime employment demographics equally as strong with 172,154. The demographics within a 10-mile radius include 281,056 people in 110,896 homes, a labor force of 142,306 with an average household income of \$73,692. The areas growth has increased over 15.2% since 2000 with over 16,861 new homes.



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Site Plan



SUITE	TENANT	AREA (SF)
2900	BB&T	3,800
2920	Lumber Liquidators	8,028
A	JVI GROUP	1,728
B	Edward Jones	1,040
C	AVAILABLE	1,250
D/E	Hearwood Spa	2,609
F	Addison Davis	1,040

US RT 30

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Market Aerial

KOHL'S
Target
TOYOTA
Ford
Red Robin
Michaels
SITE

York Galleria

Marshall's
H.M.
HOLLYWOOD Casino
KAY JEWELERS
MATTRESS Warehouse
ROYAL FARMS
BURGER KING

Stonybrook Shopping Center

Saubell's markets
FITNESS1440
Northwest
Central Bank
AVIS
MONRO
AUTO SERVICE And TIRE CENTERS

York Towne Center

Christmas Tree Shops
ROSS DRESS FOR LESS
DICK'S SPORTING GOODS
BEST BUY
ULTA
five BELOW
Staples
LONGHORN STEAKHOUSE
CHIPOTLE MEXICAN GRILL
BOOT BARN

Firehouse Shoppes

MOE'S SOUTHWEST GRILL
MILAN Laser Hair Removal
SportClips HAIRCUTS
AT&T

York Marketplace

GIANT
LOWE'S
CRUNCH
Starbucks
FINE WINE & GOOD SPIRITS
FIREHOUSE SUBS
FOUNDED BY FIREMEN
KIDS FIRST Swim Schools
RED LOBSTER
verizon
McDonald's
KFC

York Mall Shopping Center

ALDI
Chick-fil-c
Walmart
sam's club
DOLLAR TREE
SALLY BEAUTY
Applebee's GRILL + BAR
Panera BREAD
H&R BLOCK
BUFFALO WILD WINGS
Arby's
Advance Auto Parts

Village Green

weis
Walgreens
DUNKIN'
edible arrangements
MOD
TACO BELL
Freddy's
Arby's

Eastern Boulevard Plaza

petco
CSL Plasma
LIFEPATH
Christian Ministries

East Market Street Center

DOLLAR GENERAL
SUPERCUTS
AutoZone
HARBOR FREIGHT TOOLS
Quality Tools at Ridiculously Low Prices
PNC BANK



About Bennett Williams

Bennett WILLIAMS
COMMERCIAL REAL ESTATE

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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