

± **780 - 2,779 SF**



Olde Tollgate Village



FOR LEASE

2599 South Queen St. | York, PA 17403

Olde Tollgate Village

CORNER STABLES



ALLEGRO
winery

Edward Jones



Overview

Olde Tollgate Village, a 38,258 square-foot neighborhood retail shopping center centrally located in the South York market, is situated at the signalized intersection of South Queen Street (20,000 VPD) and Leaders Heights Road (16,000 VPD). The center includes a strong mix of national and local tenants such as, Edward Jones, Providence Bakery, Puppy Tails, and Golden Value Bedding, just to name a few. With its unique lineup of tenants, this project is perfect for any type of user.

Ashlee Lehman | Brad Rohrbaugh | Chad Stine
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York Office: 3528 Concord Rd. York, PA 17402
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341
Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601
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Join:
Edward Jones
CORNER STABLES

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Location

Olde Tollgate Village is strategically positioned with significant frontage in one of the market's primary retail corridors along South Queen Street. The center benefits from the high-volume traffic flow of South Queen Street, which is one of the main North-South thoroughfares in the York market. With a trade area that extends more than 5 miles, this location attracts a vast customer base. With high concentration of traffic driven by the surrounding retail, medical, and office buildings, the center pulls from not just the immediate area, but the surrounding market points as well.



Available For Lease



Trade Area

Adding to the stability of the project, Olde Tollgate Village shows a 20-minute drive time demographic of over 323,342 people with household incomes of more than \$75,156 and daytime employment demographics equally as strong with 157,972. The demographics within a 10-mile radius include 259,562 people in 102,354 homes, a labor force of 137,632 with an average household income of \$75,053. The area's growth since 2000 has increased over 14.8% with over 15,223 new homes.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	37,717	129,098	179,818
TOTAL EMPLOYEES	16,353	72,726	110,511
AVERAGE HHI	\$95,524	\$75,839	\$74,376
TOTAL HOUSEHOLDS	15,872	50,657	71,881
TRAFFIC COUNTS: S QUEEN ST - 20,000 VPD			

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SITE PLAN

SPACE	TENANT	AREA (SQ FT)
2509	Tapenade Bistro	1,628
2511	Susie's	816
2515	Providence Bakery	2,500
2519	Hounds N' Herbs	1,768
2523	Compass Rose Boutique	2,012
2527	Comfort Keepers	1,066
2535	Ocean Sushi	1,404
2533	AVAILABLE	2,779
2547	Edward Jones	1,220
2549	AVAILABLE	1,350
2553	Salon	774
2555	AVAILABLE	2,394
2559	Planet Ryo	980
2561	Geiger Jewelers	1,100
2563	Johnston Gun Company	1,468
2575	Corner Stable	5,994
2577	Anna's Spa	1,310
2579	Lashed Out	910
2589	Artisan Hair	636
2591	Modern Nails	556
2599	Restless Coffee Company	1,660
2519A	AVAILABLE (2nd floor)	780
2519B	AVAILABLE (2nd floor)	1,000
2ND FL 3	Sushi Office	1,773
2555A	Alison Hoke	783
2555B	Gsc Counseling	980



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Market Aerial



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