

±780 - 1,404 SF

Olde Tollgate Village

FOR LEASE

2599 South Queen St. | York, PA 17403



Overview

Join

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, Providence Bakery, Compass Rose Botique, and Restless Coffee Company, just to name a few. With its unique lineup of tenants, this project is perfect for any type of user.



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

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.



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	My Girlfriend's Wardrobe	1,768
2523	Compass Rose Boutique	2,012
2527	Genzler Insurance	1,066
2529A	Ewe and Me Yarn Shop	1,400
2533c	AVAILABLE	1,350
2535b	K&M Journeys, LLC	1,404
2541d	AVAILABLE	1,404
2547	Bloom Hair Studio	1,220
2549	Apricity Products	1,350
2553	Salon	774
2555	Bound Books	2,394
2559	Planet Ryo	980
2561	Chiropractor	1,100
2575	Bones and Shells	7,462
2577	The Reform Society	1,310
2579	Lashed Out	910
2589	Southern Charm Pet Salon, LLC	636
2591	Modern Nails	556
2599	Restless Coffee Company	1,660
2519A	AVAILABLE (Upper Level)	780
2519B	AVAILABLE (Upper Level)	1,000
2ND FL 3	Sushi Office	1,773
2555A	Alison Hoke	783
2555B	Gsc Counseling	980



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Market Aerial



**York Township
Elementary School**
±500 Students

Olde Tollgate Village

COMPASS ROSE CLOTHING BOUTIQUE
tashed out BOUTIQUE

Rutter's
Why Go Anywhere Else?

McDonald's

Arby's

**Advance
Auto Parts**

DOLLAR GENERAL

**ROYAL
FARMS**

The Heights

York Care Pharmacy
State Farm

KFC

**LONG JOHN
SILVER'S**

Starbucks

**Holiday Inn
Express**

**FRESH FOOD
SHEETZ
MADE TO ORDER**

DUNKIN'

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

NEW JERSEY OFFICE:

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

LISTING AGENTS:



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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.

