

For Lease

SOUTH YORK CROSSING

±16,316 SF
RETAIL SPACE

2124 South Queen Street | York, PA 17403



South York Crossing is a 124,708 square foot grocery anchored retail shopping center centrally located in York, Pennsylvania, and situated at the signalized intersection of South Queen Street (26,000 VPD) and Tyler Run Road. The center is anchored by PriceRite Marketplace, and features other leading national co-tenants such as, Dollar Tree, Dollar General, Infinito's, PennDOT, and MAJIK Rent-To-Own, just to name a few.



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



COMMERCIAL BROKERAGE. *Redefined.*

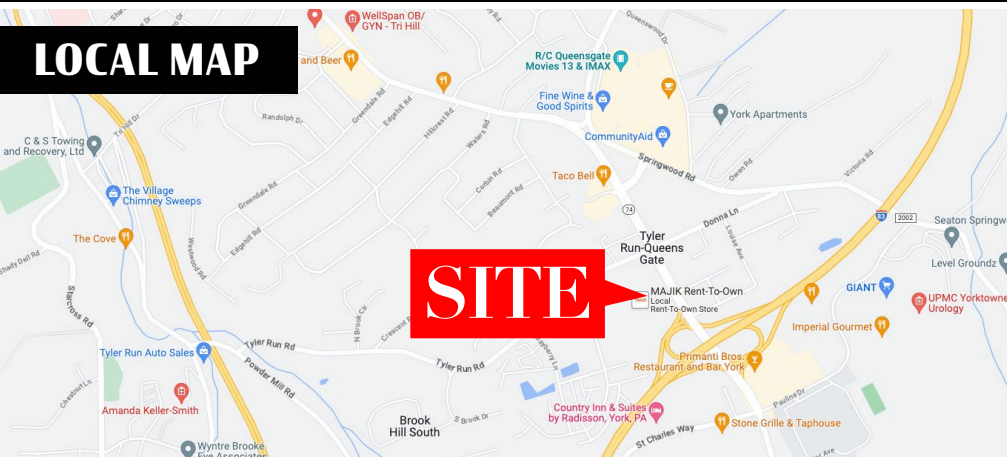
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LOCAL MAP



Location South York Crossing is strategically positioned within the market's primary retail area directly off South Queen Street, with easy access to I-83 (60,000 VPD). The center benefits from the high-volume traffic flow of South Queen Street, which is one of the area's heaviest traveled roadways. South Queen Street acts as one of the area's focal points for retail with a trade area that extends over 5 miles, attracting a large customer base. With the high concentration of traffic driven by anchor tenants located within South York Crossing, and the surrounding retail, the center pulls from not just the immediate area, but from the surrounding market points as well.

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	6,990	73,788	152,331
TOTAL EMPLOYEES	5,312	40,371	78,417
AVERAGE HHI	\$88,931	\$80,244	\$77,503
TOTAL HOUSEHOLDS	3,031	28,436	59,268
TRAFFIC COUNTS: S Queen St - ±26,000 VPD I-83 - 60,000 VPD			

AVAILABLE SPACE



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Trade Area

Adding to the stability of the project, South York Crossing shows a 20-minute drive time demographic of over 336,094 people with household incomes of more than \$78,172 and daytime employment demographics equally as strong with 158,336. The demographics within a 10-mile radius include 269,404 people in 108,010 homes, a labor force of 138,877 with an average household income of \$77,820. The area's growth has increased over 17.2% with 18,657 new homes since 2000.



Queen Street Center

Panera BREAD® | noodles & COMPANY | T Mobile

Price Rite MARKETPLACE

CVS pharmacy

JJ

TACO BELL

McDonald's

Walgreens

DOLLAR TREE

MAJIK

DOLLAR GENERAL

finito's PIZZA • PASTA • SALAD • BUFFET

M^{1st} MEMBERS 1st FEDERAL CREDIT UNION

S Queen Street #26,000 VPD
74



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ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

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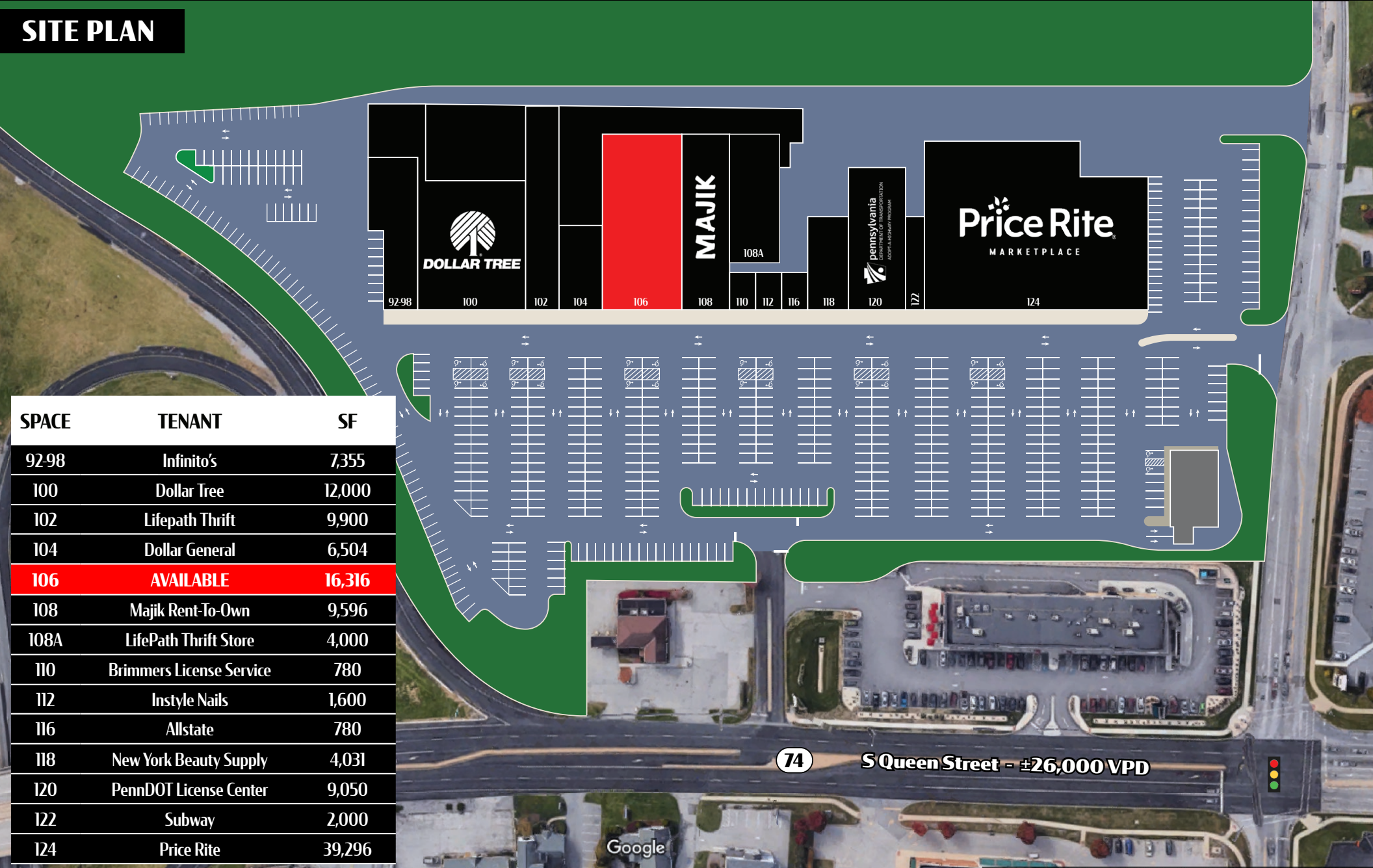
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SITE PLAN



SPACE	TENANT	SF
92-98	Infinito's	7,355
100	Dollar Tree	12,000
102	Lifepath Thrift	9,900
104	Dollar General	6,504
106	AVAILABLE	16,316
108	Majik Rent-To-Own	9,596
108A	LifePath Thrift Store	4,000
110	Brimmers License Service	780
112	Instyle Nails	1,600
116	Allstate	780
118	New York Beauty Supply	4,031
120	PennDOT License Center	9,050
122	Subway	2,000
124	Price Rite	39,296

74 S Queen Street - ±26,000 VPD

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MARKET AERIAL



South York Plaza
GIANT **ISAAC'S**
FUNTIME CINEMAS

Adult & Continuing Education Center
at York County School of Technology
±2,000 Students

Queensgate Town Center

weis CommunityAid
THRIFT STORE & DONATION CENTER

Jersey Mike's **CHIPOTLE** **sweetFrog** **RCM THEATRES**
SUBS MEXICAN GRILL premium frozen yogurt BEST SEATING & SERVICE EXPERIENCE IT.

Hair cuttery **GNC**
FINE WINE & GOOD SPIRITS

AT&T **Habitat for Humanity**

Shoppes on Pauline

IHOP **MOD** **JJ Panda**

PRIMANTI BROS.

Wendy's **Starbucks** **Walgreens**

Queen Street Center

Panera BREAD **noodles & COMPANY** **T Mobile**

York Suburban High School
±1,000 Students

MONRO **McDonald's**

South York Crossing

Price Rite **DOLLAR TREE**
DOLLAR GENERAL **SUBWAY**

TACO BELL **SHEETZ** **CVS pharmacy**

Bennett Williams

COMMERCIAL REAL ESTATE

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

WEST CHESTER OFFICE:

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

NEW JERSEY OFFICE:

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

LISTING AGENTS:



Blake Shaffer

BShaffer@bennettwilliams.com



Cale Bruso

CBruso@bennettwilliams.com



Brad Rohrbaugh

BRohrbaugh@bennettwilliams.com



Chad Stine

CStine@bennettwilliams.com

CONTACT US

717.843.5555 | www.bennettwilliams.com

LANDLORD
REPRESENTATION

TENANT
REPRESENTATION

INVESTMENT
SALES

PROPERTY
MANAGEMENT



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.

