

For Lease

SOUTH YORK CROSSING

±9,900 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, JoAnn Fabrics, Dollar Tree, Dollar General, Infinito's, PennDOT, and MAJIK Rent-To-Own, just to name a few.



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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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.



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SITE PLAN



SPACE	TENANT	SF
92-98	Infinito's	7,355
100	Dollar Tree	12,000
102	AVAILABLE	9,900
104	Dollar General	6,504
106	Joann Fabrics	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



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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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