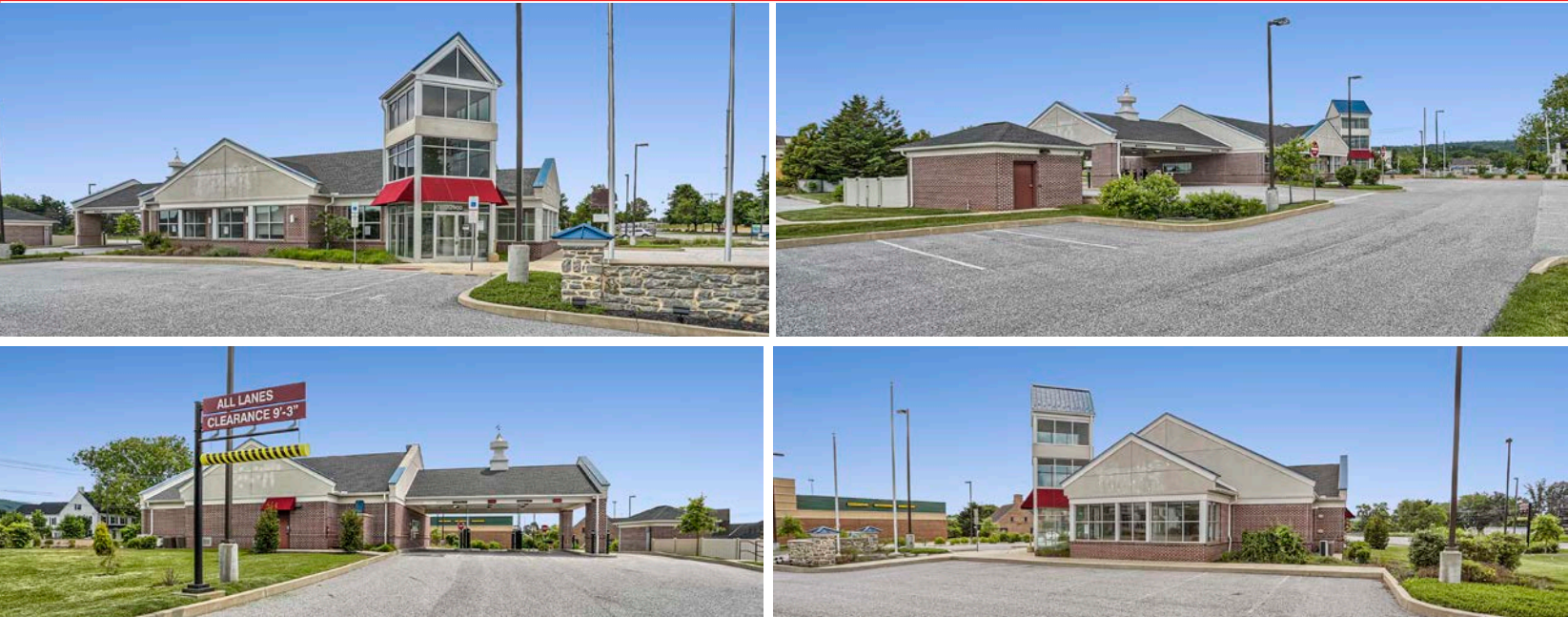


# 2900 WHITEFORD ROAD

York, PA | 17402

FOR LEASE

± 3,800 SF AVAILABLE | FOR LEASE



## PROJECT

2900 Whiteford Road is a 3,800 square-foot free standing retail building with a drive-thru, ideally located directly off of Route 30 and Whiteford Road in York, PA. This site is located within a dense retail corridor in the East York market and benefits from having great access to Route 30 (45,000 CPD), as well as being located directly across the street from the York Galleria Mall. This site provides a user 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 the highway, this site creates a great opportunity for any type of user.

## LOCATION

The strategically positioned site benefits from having visibility from Whiteford Road and Route 30. The site has multiple points of ingress/egress which allows for easy access to and from the site for customers. The York market has seen an immense amount of growth over the last 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 site is located within a fast-growing market of residential, retail and warehouse distribution.

## TRADE AREA

The site shows a 20-minute drive time demographics of over 353,888 people with household incomes of more than \$78,735 and daytime employment demographics equally as strong with 172,333. The demographics within a 10-mile radius include 282,571 people in 111,210 homes, a labor force of 142,800 with an average household income of \$77,267. The area's growth since 2000 has increased over 15.2% with 17,015 new homes.



POPULATION		3 MILES - 50,717	EMPLOYEES		3 MILES - 10,404
		5 MILES - 129,77			5 MILES - 115,703
		7 MILES - 195,158			7 MILES - 201,355
AVERAGE HH		3 MILES - \$70,433	HOUSEHOLDS		3 MILES - 41,830
		5 MILES - \$67,701			5 MILES - 103,620
		7 MILES - \$73,755			7 MILES - 15,878

TRAFFIC COUNTS: ROUTE 30: 45,000 VPD

ACTIVE MEMBER OF:  
**RETAIL** BROKERS  
NETWORK

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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TENANT ROSTER		
SPACE	TENANT	AREA (SQ FT)
2900	AVAILABLE	3,800
2920	LUMBER LIQUIDATORS	8,028
A	AVAILABLE	1,728
B	EXIT STRATEGY SOLUTIONS	1,040
C	INVISIBLE FENCE OF SOUTHERN PA	1,200
D/E	HEARTWOOD SPA	2,609
F	SALON ADDISON DAVIS	-



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