

# 2181 S Queen Street

York, PA | 17402

*For Sale*

Fully Equipped Auto Service Center | 0.67 AC | 3,750 SF



## Property Overview

Available  
0.67 AC | 3,750 SF

**2181 South Queen Street** is currently open and operating as Square Deal Garage. This 0.67 AC property is ideally located along South Queen Street, one of the busiest stretches of roadway in York County, 26,000 vehicles per day. The current ±3,750 SF auto service center is the perfect location for anyone looking to relocate their business to a prime location. Ideal for another service center or auto related business, but adaptable for many other uses. Positioned just off of I83, this location is easily accessed from all directions and provides any business with the location required to succeed.

## Surrounding Retailers



**BRAD ROHRBAUGH | CHAD STINE**  
717.843.5555  
www.bennettwilliams.com

York Office: 3528 Concord Rd. York, PA 17402  
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341  
Lancaster Office: 2173 Embassy Drive, Suite 201, Lancaster, PA 17601  
New Jersey Office: 309 Fellowship Rd, Suite 200, Mt. Laurel, NJ 08054

**Bennett WILLIAMS**  
COMMERCIAL REAL ESTATE

ACTIVE MEMBER OF:  
**RETAIL BROKERS NETWORK**



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## Location

2181 S Queen Street is strategically positioned with significant frontage and visibility along one of the area's primary retail shopping corridors, South Queen Street (Route 74). This site not only benefits from the high traffic flow of South Queen Street, and the neighboring retail centers, but also has good access from the roadway. With a trade area that extends more than 10 miles, this location attracts a vast customer base. With the high concentration of traffic driven by anchor tenants located amongst the surrounding retail, the site pulls from not just the immediate area, but surrounding market points as well.

## Trade Area

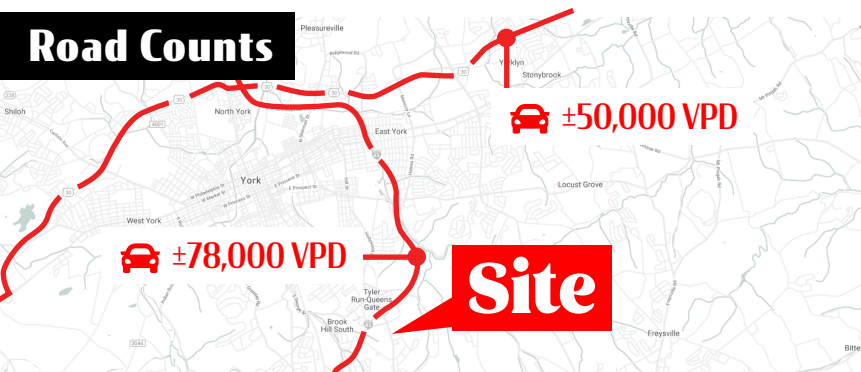
2181 S Queen Street shows a 15-minute drive time demographic of over 160,554 people with household incomes of more than \$72,542 and daytime employment demographics equally as strong with 106,438. The demographics within a 10-mile radius include 266,217 people in 107,232 homes, a labor force of 132,553 with an average household income of \$77,001. The area's growth since 2000 has increased over 17.1% with 18,302 new homes.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	61,102	145,623	194,470
TOTAL EMPLOYEES	49,444	116,890	156,814
AVERAGE HHI	\$80,332	\$72,006	\$73,504
TOTAL HOUSEHOLDS	24,698	58,188	78,604

**TRAFFIC COUNTS:**  
 South Queen St - ±26,000 VPD | 183 - ±78,000 VPD

## Road Counts



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## MARKET AERIAL

Randolph Park SC  
tropical CAFE chico's

WELLSPAN HEALTH

CRIMSON AMERICAN GRILL

SUBURBAN BOWLERAMA

enterprise

MONRO MUFFLER/BRAKE & Service

WELLSPAN

TACO BELL

M&T Bank

Queensgate Town Center  
weis  
CommunityAid  
AT&T  
GNC  
Habitat for Humanity  
WELLSPAN  
HAIR CUTTERY  
KUMON

DJ Plaza  
Little Caesars  
Sylvan  
MATTRESS Warehouse  
SHEETZ  
CVS/pharmacy

McDonald's

Starbucks

Wendy's

WELLS FARGO

Walgreens

South York Plaza  
ACNB BANK  
GIANT  
LIFEPATH  
ISAAC'S

Queen Street Center  
noodles  
Panera  
Great Clips  
T-Mobile

Hampton Inn

PRIMANTI BROS.

First National Bank

South York Crossing  
Price Rite  
DOLLAR GENERAL  
MAJIK  
DOLLAR TREE  
JOANN

Country Club

Site

Shoppes on Pauline  
IHOP  
MOD  
JJ Panda



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