

± 1,200 SF

15 Cinema Drive

York, PA | 17402

FOR LEASE



Overview

15 Cinema Drive is a well-located neighborhood shopping center located along Cinema Drive in York, PA. The center has Marcello's Pizza, CPRS, and Berkshire Hathaway as co-tenants and is surrounded by national brands such as Dollar General, Rite Aid, Turkey Hill, and McDonald's, to name a few. The center offers convenient access from Market Street with excellent visibility and multiple access points. 15 Cinema Drive is a great opportunity for any retailer looking to enter a strong retail market.

Nearby:

 **Holiday Inn**

 **THE FIRST POST**
PUBLIC HOUSE

 **TurkeyHill**

DOLLAR GENERAL

ABE KHAN | BRAD ROHRBAUGH | CHAD STINE
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Location

15 Cinema Drive is strategically located off of the busy corridor of Market Street (20,345 VPD) in York, PA. The property's positioning offers convenient access to highly traveled I-83 (77,061 VPD) and Route 30 (66,728 VPD), which is one of the main East-West thoroughfares of the York market. The center offers multiple points of access along Cinema Drive. The trade area extends well over 5 miles with national retailers and is surrounded by dense residential neighborhoods with nearby schools and major employers. With the high-volume flow of traffic from the nearby retail and residential areas, 15 Cinema Drive easily pulls from the immediate and surrounding market points.

Trade Area

Adding to the stability of the center, 15 Cinema Drive shows a 20-minute drive time demographic of over 198,878 people with household incomes of more than \$72,616 and daytime employment demographics equally as strong with 115,185. The demographics within a 10-mile radius include 278,925 people in 112,223 homes, a labor force of 224,164 with an average household income of \$76,081. The area's growth since 2000 has increased over 16.7% with 18,735 new homes.



Available Space



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	39,819	109,255	191,375
TOTAL EMPLOYEES	22,059	55,259	90,869
AVERAGE HHI	\$86,443	\$77,706	\$78,621
TOTAL HOUSEHOLDS	15,648	43,210	76,003
TRAFFIC COUNTS: E. Market St (Rt 462) - ±21,000 VPD			

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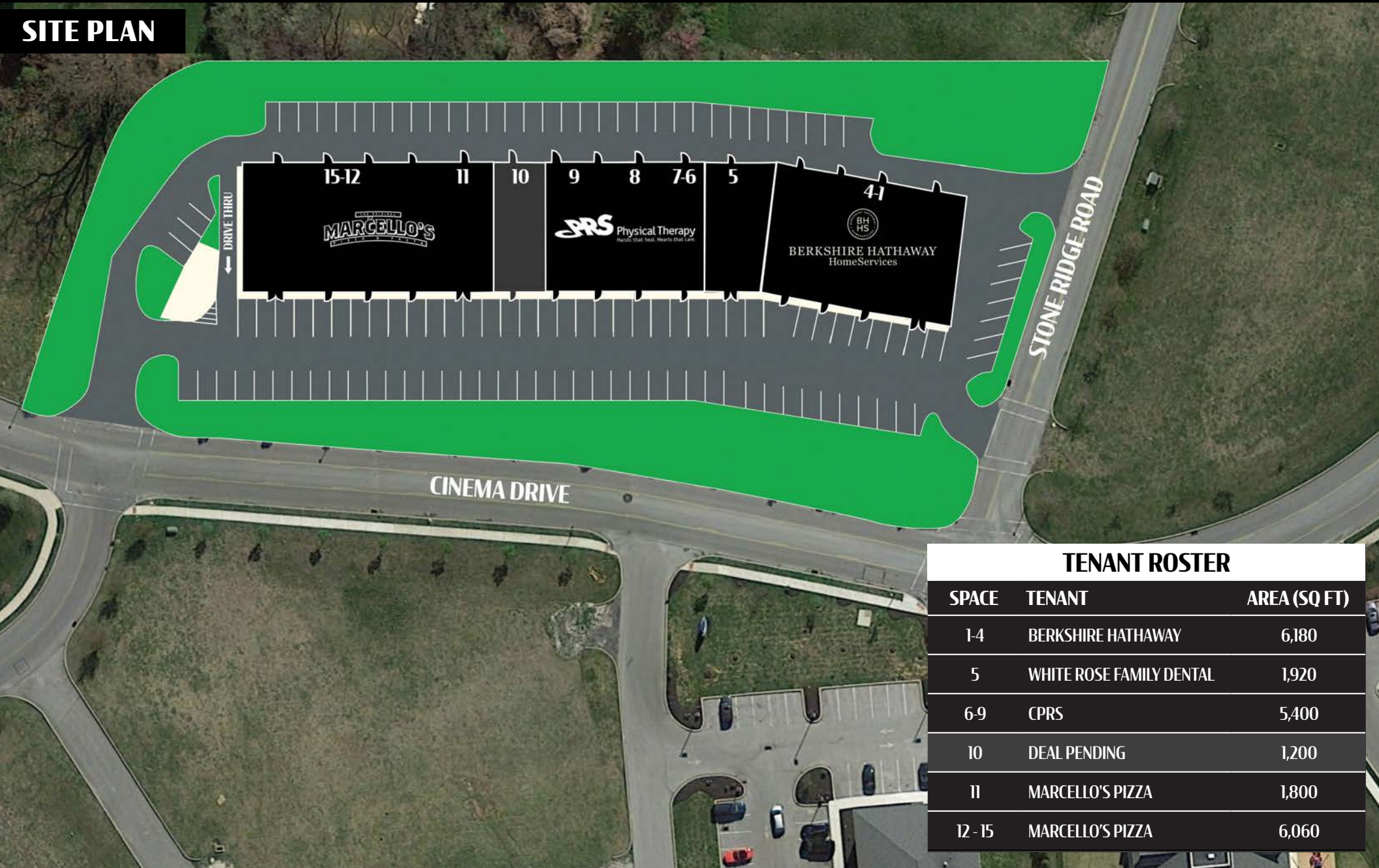
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SITE PLAN



TENANT ROSTER

SPACE	TENANT	AREA (SQ FT)
1-4	BERKSHIRE HATHAWAY	6,180
5	WHITE ROSE FAMILY DENTAL	1,920
6-9	CPRS	5,400
10	DEAL PENDING	1,200
11	MARCELLO'S PIZZA	1,800
12 - 15	MARCELLO'S PIZZA	6,060

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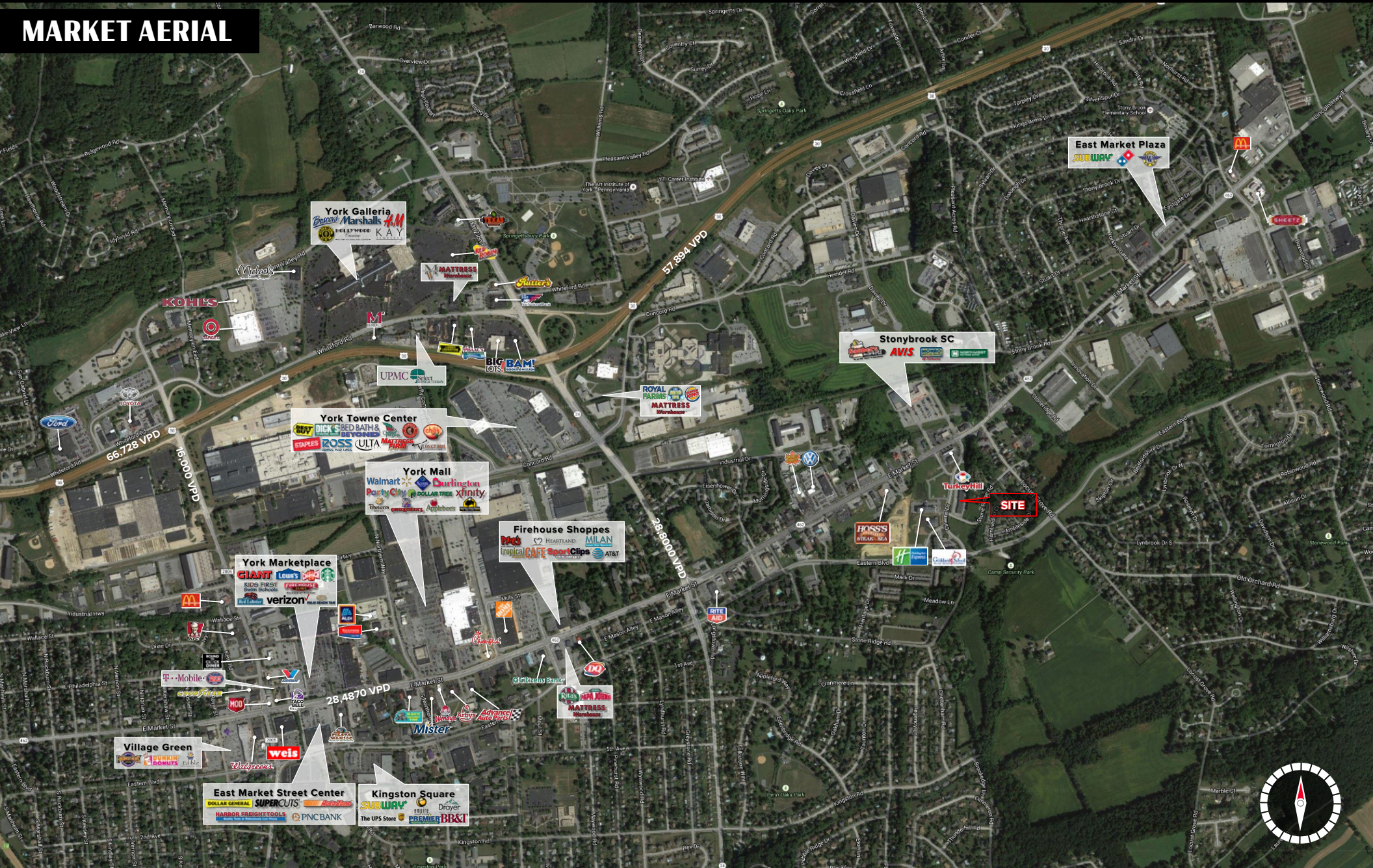
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MARKET AERIAL



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