

# MAPLE VILLAGE

907-984 Loucks Road | York, PA 17404

Available For **Lease**  
±2,000 SF



## Property Overview

Maple Village is a 47,192 square foot, retail shopping center located along Route 30 in York, PA. The project is situated on 4.25 acres and features over 10 national retailers. The site benefits from having over 760 feet of frontage making the property highly visible to the ±82,000 cars per day that drive by the site. With the projects close proximity to traffic generating national retailers such as Aldi, Crunch Fitness, Tractor Supply, Home Goods, and Old Navy, this property creates a great opportunity for any retailer looking in the York market.

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## Location

The strategically positioned, Maple Village benefits from having visibility along one of York's most popular roadways, Route 30 (82,000 VPD). The center offers three separate points of access, one of which is from Route 30. The Route 30 corridor has seen a vast amount of improvement in recent years with the addition of Crunch Fitness, Chipotle, Interiors Home, Loft, At Home, and Hobby Lobby to name a few.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	6,766	90,885	146,283
EMPLOYEES	7,225	49,275	80,535
AVG HHI	\$60,986	\$70,705	\$77,218
HOUSEHOLDS	3,028	35,225	57,295

## SURROUNDING RETAIL



**BW COMMERCIAL** Dave Nicholson | Brad Rohrbaugh | Chad Stine  
 For Leasing Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)

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## Trade Area

Adding to the stability of the project, Maple Village shows a 20minute drive time demographic of over 336,646 people with household incomes of \$75,123 and daytime employment demographics equally as strong with 161,342. The demographics within a 10-mile radius include 266,196 people in 105,144 homes, a labor force of 140,451 with an average household income of \$74,563. The area's growth since 2000 has increased over 15.6% with over 16,502 new homes.



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## SITE PLAN



Loucks Road - ±82,000 VPD



SUITE	TENANT	SF	SUITE	TENANT	SF
1	Mission Bbq	4,000	9	AVAILABLE	2,000
2	Westside Dental	1,875	10	Batteries Plus	2,250
3	Concentra	7,316	11	Palm Beach Tanning	3,023
4	Acceptance Insurance	1,475	12	Smokers Express	1,000
5	Wing Stop	2,175	13	Epex Soft Pretzels	4,420
6	Tracy Nail Salon	1,275	14	Pivot Physical Therapy	1,717
7	Mattress Warehouse	6,650	15	Leslie's Pool Supplies	3,896
8	Oola Bowls	1,934	16	Aseracare	2,186



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## MARKET AERIAL



**Manchester Crossroads**

SPROUTS FARMERS MARKET | OLD NAVY | PETSMART | INTERIORSHOME

FINE WINE & GOOD SPIRITS | theVitamin Shoppe | Friendly's

**Two Guys Shopping Center**

ALDI | CRUNCH | Staples | DOLLAR TREE

TSC TRACTOR SUPPLY CO | Ashley HOMESTORE | goodwill

UPMC Pinnacle

**West Manchester TC**

Walmart | KOHL'S | HOBBY LOBBY | Burlington | at home | MOD | BUFFALO WILD WINGS

REGAL CINEMAS | petco | DSW | AT&T | FINE WINE & GOOD SPIRITS | OUTBACK STEAKHOUSE | GNC | SportClips (HAIRCUTS)

LOFT | KIRKLAND'S | tropical CAFE | crumbl cookies

**Northgate Shopping Center**

GROCERY OUTLET bargain Market | imfinito's | McDonald's

**MAPLE VILLAGE**

MISSION BBQ | WINGSTOP | PIVOT PHYSICAL THERAPY | OOLA BOWLS | MATTRESS Warehouse

Batteries + Bulbs | LESLIE'S | Concentra

**Delco Plaza**

GIANT | TJ-maxx | LOWE'S | Ross | Wendy's | Panera BREAD

five BELOW | BB&T | SIERRA | Bob Evans | SKECHERS OUTLET

**York Crossings**

Great Clips | metroPCS | Little Caesars

**Carlisle Commerce Center**

verizon | hair cutters | SUBWAY

**Carlisle Commerce Center**

weis | PAPA JOHNS | holiday hair | BIG LOTS! | DOLLAR GENERAL



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## 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:



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## CONTACT US

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## 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.

