

MAPLE VILLAGE

907-984 Loucks Road | York, PA 17404

Available For **Lease**
±1,934 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.



Brad Rohrbaugh | Chad Stine

For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined*

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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



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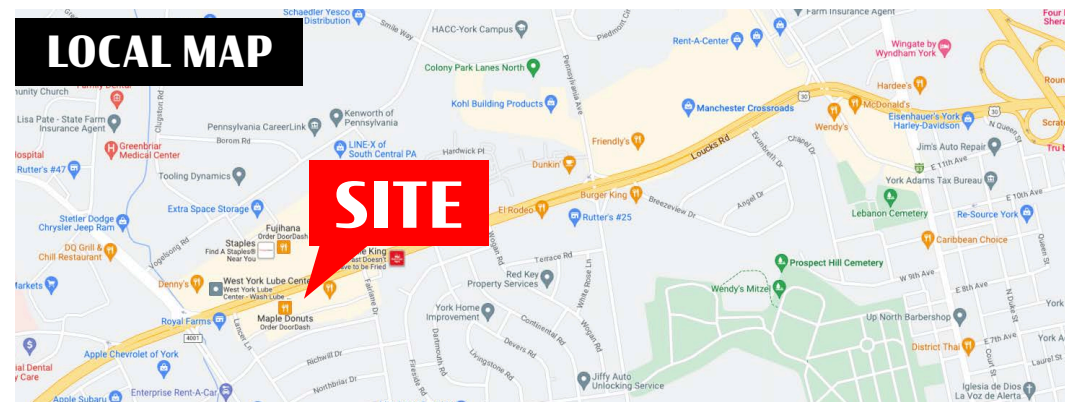
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Trade Area

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.



BW COMMERCIAL
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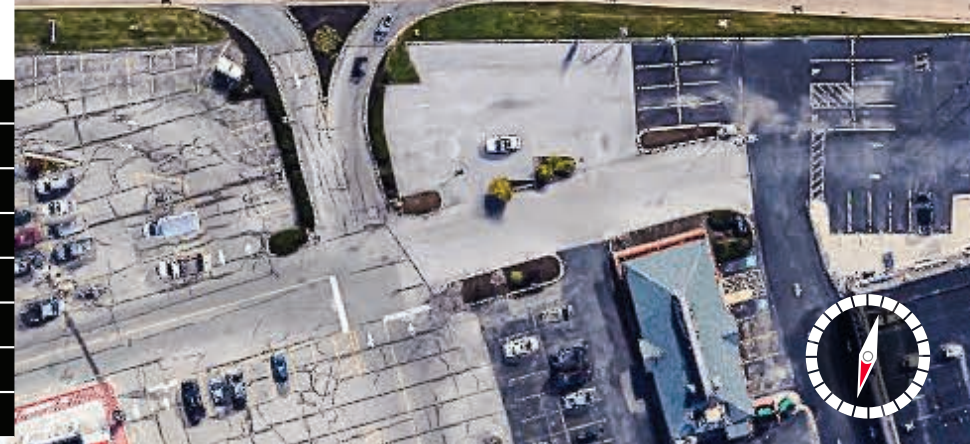
SITE PLAN



Loucks Road - ±82,000 VPD



SUITE	TENANT	SF	SUITE	TENANT	SF
1	Mission Bbq	4,000	9	Maple Donuts	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	AVAILABLE	1,934	16	Aseracare	2,186



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MARKET AERIAL



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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