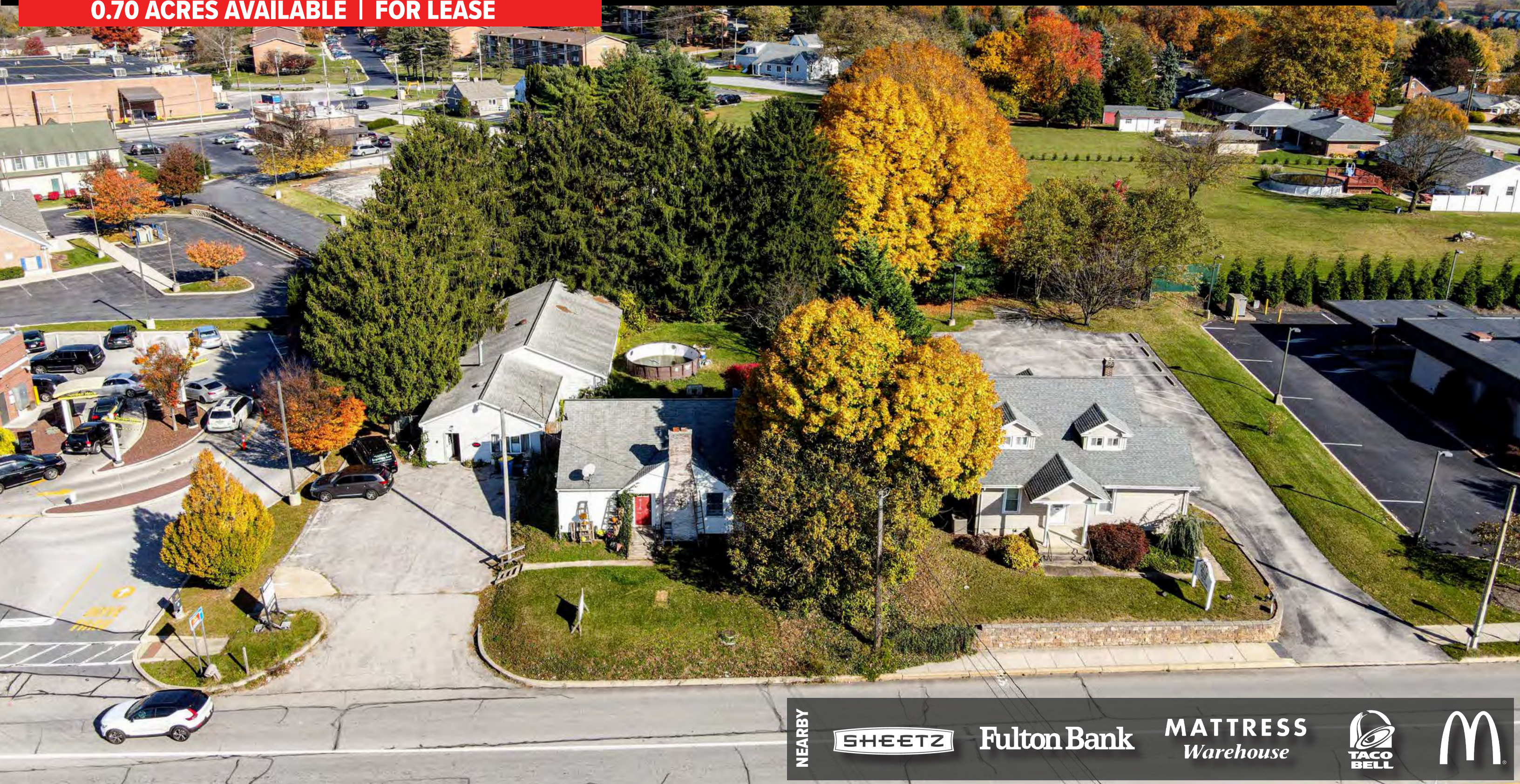


2071-2073 S. QUEEN ST

York PA | 17403

0.70 ACRES AVAILABLE | FOR LEASE



NEARBY

SHEETZ

Fulton Bank

**MATTRESS
Warehouse**

**TACO
BELL**

M

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

BLAKE SHAFFER | ABE KHAN | BRAD ROHRBAUGH | CHAD STINE
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Bennett WILLIAMS
RETAIL

2071-2073 SOUTH QUEEN STREET

York, PA | 17403



PROPERTY OVERVIEW

2071 – 2073 South Queen Street is a 0.7 acre retail pad site with 195.3 ft. of frontage ideally located along South Queen Street (17,000 VPD) in York, PA with easy access to I-83 (64,000 VPD). Located down the street from Queensgate Shopping Center which includes over 350,000 square feet of grocery anchored retail space. The site is well maintained, provides rear parking, and is a great opportunity for a variety of uses. Strategically placed across from Sheetz and next to McDonalds, the prime location and strong traffic count of this site will bring traffic and growth to the market.

LOCATION

2071 – 2073 South Queen Street is conveniently located along South Queen Street with great visibility. The center is easily accessible from I-83 (64,000 VPD) and benefits from high-volume traffic flow of South Queen Street (17,000 VPD), which is one of the main North-South thoroughfares of the York market. The site is surrounded by national retailers such as Weis, Frank Theatres, Sheetz, and Starbucks, to name a few. The trade area extends over 5 miles, which brings in an expansive customer base. Located in Spring Garden Township, the site is surrounded by a great mix of anchored retail shopping centers. The high concentration of traffic drawn in from the surrounding retail market and major interstate allows the site to pull from immediate and surrounding areas.

TRADE AREA

The stability of 2071 – 2073 South Queen Street is attributed to the 20-minute drive time demographic of over 338,541 people with household incomes of more than \$78,195 and daytime employment demographics equally as strong with 273,248. The demographics within a 10-mile radius include 228,203 people in 91,626 homes, a labor force of 183,473 with an average household income of \$76,896. The areas growth has increased over 16.6% since 2000 with over 22,535 new homes.



POPULATION

214,318



EMPLOYEES

123,946



HH INCOME

\$81,689



HOUSEHOLDS

84,991



TRAFFIC COUNTS

S QUEEN ST
20,779 VPD

20 MINUTE DRIVE TIME DEMOGRAPHICS



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Queensgate Town Center

weis | RG THEATRES | GOLDEN CORNER | FINE WINE & GOOD SPIRITS

CommunityAid | Habitat for Humanity | WELLSPAN

AT&T | HC Hair Cuttery | CHIPPOTLE

GNC LIVE WELL | Jersey Mike's | SweetFries | KUMON

South York Plaza

ACNB BANK | **GIANT** | **ISAAC'S**

Queen Street Center

Great Clips | T-Mobile | noodles | Panera BREAD

South York Crossing

Allstate | SUBWAY | PriceRite | DOLLAR GENERAL | Tuesday Morning | MAJIK

Stone Grille Taphouse

The UPS Store

Shoppes at Pauline

IHOP | MOD

SITE

SOUTH QUEEN STREET

17,000 VPD

DJ Plaza

Little Caesars | JJ

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York, PA | 17403

