

# SHILOH VILLAGE

2323 CARLISLE RD • YORK, PA • 17408



±1,766 SF  
AVAILABLE

H&R BLOCK

Marcello's  
Pizza

±1,766 SF AVAILABLE  
**FOR LEASE**

Carlisle Road: ±18,000 VPD

# PROPERTY OVERVIEW

Shiloh Village is a 27,212 SF square foot, neighborhood shopping center conveniently located along Carlisle Road in York, PA. The project services consumers in the immediate area by offering daily needs such as food, dry cleaning, gasoline, and medical to name a few. Shiloh Village is a prime retail center in the market, strategically located along Carlisle Road, a main thoroughfare leading to the heavily traveled Route 30 and Route 15.

# LOCATION

Shiloh Village is situated with ample frontage along West York's most popular roadway, Carlisle Road (18,000 VPD). The property offers four full points of access which allows for easy ingress and egress. Shiloh Village offers retailers the ability to join a center with stable co-tenancy as well as great visibility and signage.

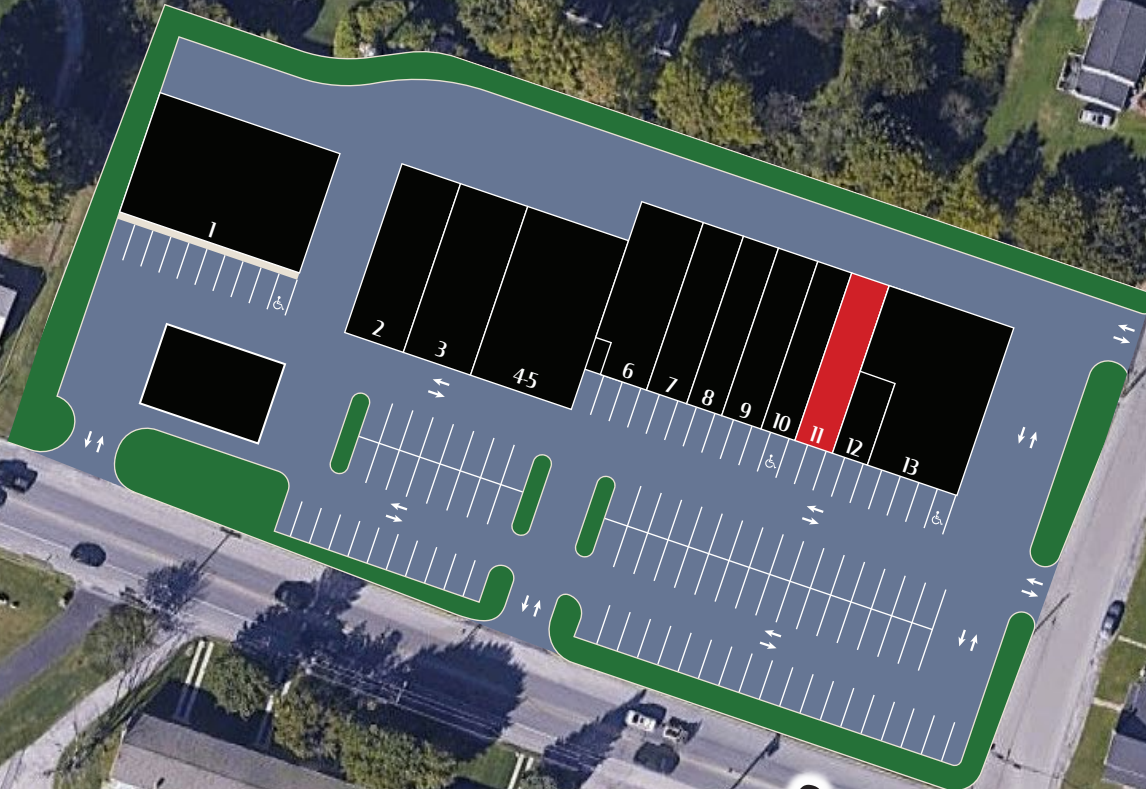


DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	54,002	124,381	177,667
EMPLOYEES	19,333	53,340	85,011
AVERAGE HHI	\$105,499	\$94,958	\$98,640
HOUSEHOLDS	22,186	48,792	70,355

# TRADE AREA

Adding to the stability of this opportunity, Shiloh Village shows a 20-minute drive time demographic of over 165,733 people with household income more than \$96,667 and daytime employment demographics equally as strong with 77,928. The demographics within a 10-mile radius include 259,793 people in 102,428 homes, a labor force of 103,180 with an average household income of \$102,849. The areas growth has increased over 24% since 2000 with over 16,734 new homes.

# SITE PLAN



**Carlisle Road: ±18,000 VPD**

SUITE	TENANT	SF
1	Rutter's	4,439
2	China Wok	1,400
3	A2Z Smoke & Vape Shop	2,156
4-5	Power Train	2,717
6	Phoenix MMA	2,020
7	Subway	1,413
8	Linda's Nails	1,413
9	Shiloh Family Dentistry	1,413
10	H&R Block	1,413
11	<b>AVAILABLE</b>	<b>1,766</b>
12	Hanna Cleaners	877
13	Marcello's Pizza	4,434



**ABE KHAN | BLAKE SHAFFER | BRAD ROHRBAUGH | CHAD STINE**  
 FOR LEASING INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT [WWW.BENNETTWILLIAMS.COM](http://WWW.BENNETTWILLIAMS.COM)



COMMERCIAL BROKERAGE. *Redefined.*

# MARKET OVERVIEW



**SHILOH VILLAGE**

Rutter's  
H&R BLOCK  
Marcello's Pizza

POWER TRAIN (PT)  
SUBWAY  
HANNA

Carlisle Rd



Shiloh Family Restaurant

**WEST MANCHESTER TOWN CENTER**

Walmart SportClips (HAIRCUTS) crumbl COOKIES  
at home The Home Décor Superstore GameStop LOFT  
FINE WINE & GOOD SPIRITS petco  
GNC HOBBY LOBBY HomeGoods tropical SMOOTHIE CAFE  
KIRKLAND'S Burlington KOHL'S AT&T  
BUFFALO WILD WINGS OUTBACK STEAKHOUSE! DSW MOD

Roosevelt Ave



**DELCO PLAZA**

ROSS DRESS FOR LESS SIERRA GIANT  
TJ-maxx LOWE'S five BELOW  
Panera BREAD SALLY BEAUTY Wendy's  
Bob Evans TRUIST MY SALON



**CARLISLE COMMERCE CENTER**

weis BIG LOTS! DOLLAR GENERAL  
planet fitness Planet Fitness PAPA JOHN'S holiday hair



Carlisle Rd



ABE KHAN | BLAKE SHAFFER | BRAD ROHRBAUGH | CHAD STINE  
FOR LEASING INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT WWW.BENNETTWILLIAMS.COM



COMMERCIAL BROKERAGE. *Redefined.*

# Bennett Williams

COMMERCIAL REAL ESTATE

## 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:



### Abe Khan

akhan@bennettwilliams.com



### Blake Shaffer

bshaffer@bennettwilliams.com



### Brad Rohrbaugh

brohrbaugh@bennettwilliams.com



### Chad Stine

cstine@bennettwilliams.com

## CONTACT US

717.843.5555 | [www.bennettwilliams.com](http://www.bennettwilliams.com)

LANDLORD  
REPRESENTATION

TENANT  
REPRESENTATION

INVESTMENT  
SALES

PROPERTY  
MANAGEMENT



## 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.

