

SHILOH VILLAGE

2323 CARLISLE RD • YORK, PA • 17408



Rutter's

POWER TRAIN

SUBWAY

**±1,413 SF
AVAILABLE**

**±1,766 SF
AVAILABLE**

H&R BLOCK

**HANNA
DRY CLEANERS & SHEET LAUNDRY**

**Marcello's
Pizza**

**±1,413-1,766 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.

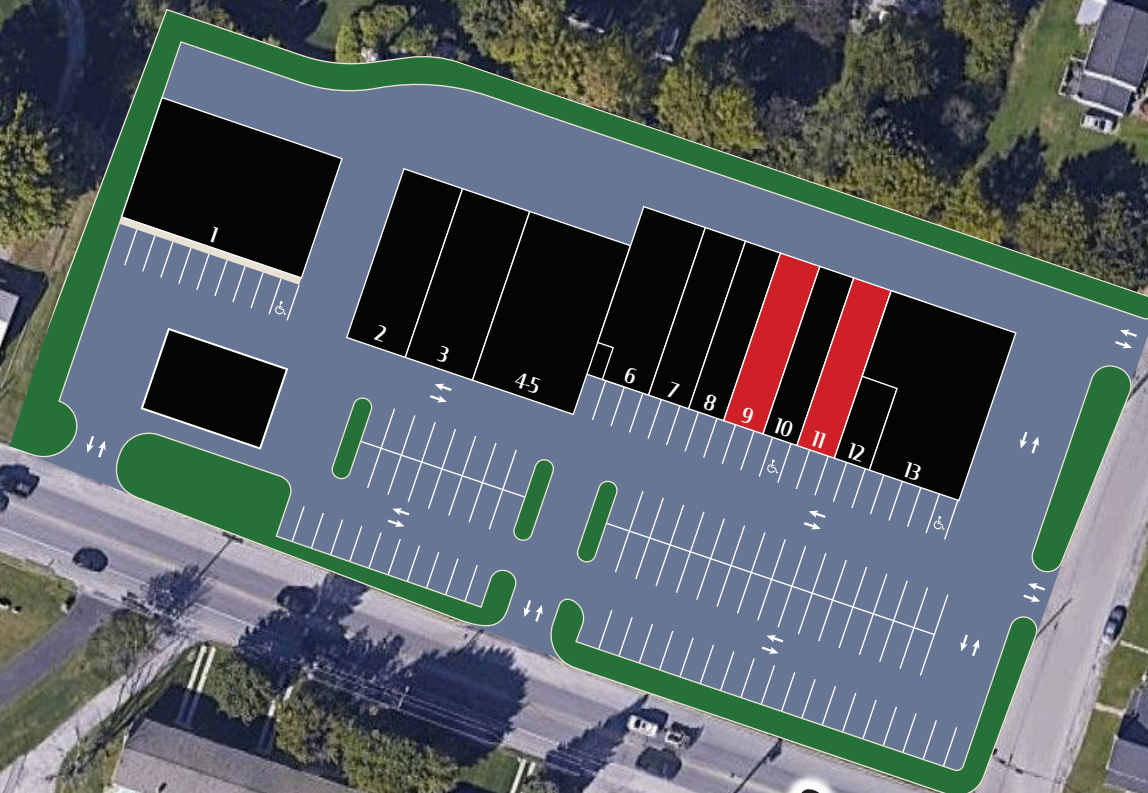


DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	54,002	124,381	177,667
EMPLOYEES	19,333	53,340	85,011
AVERAGE HHI	\$105,499	\$94,958	\$98,640
HOUSEHOLDS	22,186	48,792	70,355

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	AVAILABLE	1,413
10	H&R Block	1,413
11	AVAILABLE	1,766
12	Hanna Cleaners	877
13	Marcello's Pizza	4,434



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MARKET OVERVIEW



Bennett Williams

COMMERCIAL REAL ESTATE

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

EXTON OFFICE:

1 E. Uwchlan Ave.
Suite 409, Exton, PA 19341

WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1
West Chester, PA 19380

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
State College, PA 16803

NEW JERSEY OFFICE:

236 E. Route 38, Suite 130
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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.

