

SHILOH VILLAGE

2323 CARLISLE RD • YORK, PA • 17408



±1,413 SF
AVAILABLE

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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	Mexican Grill	1,766
12	Hanna Cleaners	877
13	Marcello's Pizza	4,434



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MARKET OVERVIEW



Turkey Hill

DUNKIN'

weis

SHILOH VILLAGE



Carlisle Rd

The Vault
Pizza & Grill

Shiloh
Family Restaurant

WEST MANCHESTER TOWN CENTER



UPMC

Rutter's

DQ

weis



OLLIE'S
GRAND STRIP CHEF

Advance
Auto Parts

DELCO PLAZA



SHEETZ

Little Caesars



ISAAC'S

Bj's

CARLISLE COMMERCE CENTER



BURGER KING

SUBWAY verizon
HAIR CUTTERY



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Bennett Williams

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OUR LOCATIONS:

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About Bennett Williams

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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.

