

2071-2073 S. Queen St

York, PA | 17403

FOR LEASE
± 0.70 Acres



NEARBY:

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SHEETZ



Blake Shaffer | Brad Rohrbaugh | Chad Stine
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COMMERCIAL BROKERAGE. *Redefined.*

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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.



PROPERTY 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.



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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.



20 MINUTE DRIVE TIME DEMOGRAPHICS



POPULATION
214,318



EMPLOYEES
123,946



AVERAGE HHI
\$81,689



HOUSEHOLDS
84,991



TRAFFIC COUNTS
S QUEEN ST
20,779 VPD

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COMPETITION AERIAL



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MARKET AERIAL



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Bennett Williams

COMMERCIAL REAL ESTATE

OUR LOCATIONS:

YORK OFFICE:

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York, PA 17402

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

EXTON OFFICE:

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

WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310
Williamsport, PA 17701

WEST CHESTER OFFICE:

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

NEW JERSEY OFFICE:

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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.

