

# VILLAGE GREEN

2300 East Market Street | York, PA | 17402

± 4,500 - 4,575 SF AVAILABLE | FOR LEASE

JOIN NATIONAL RETAILERS:



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**RETAIL** BROKERS  
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For More Information:  
**Blake Shaffer | Brad Rohrbaugh | Chad Stine**  
717.843.5555  
[www.bennettwilliams.com](http://www.bennettwilliams.com)

Office Locations:  
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

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## PROJECT





Village Green Shopping Center, a 43,064 square foot neighborhood retail shopping center located along East Market Street in York, Pennsylvania. The project is situated along East Market Street (25,000 CPD) just 19 miles west of Lancaster, Pa., 23 miles south of Harrisburg, Pa. The center has an ideal mix of national and local Tenants including, Dunkin Donuts, Fuddrucker's, Edible Arrangements, Iko's Music House, and Chartwell Staffing just to name a few.

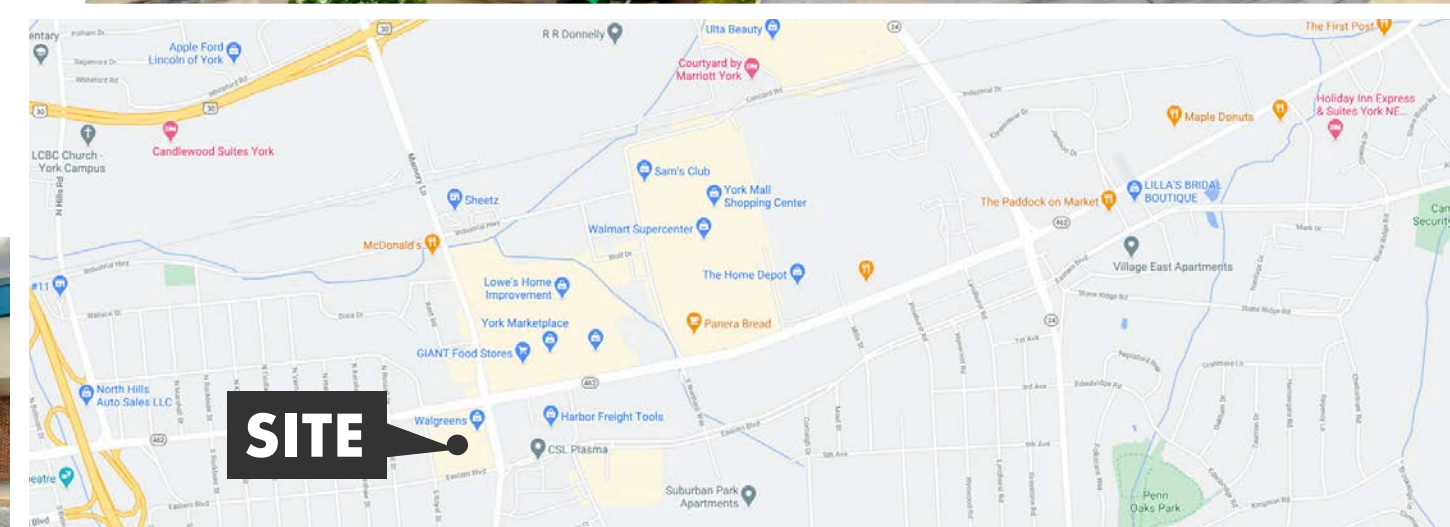
## LOCATION

Village Green Shopping Center is strategically positioned with significant visibility in the market's primary retail corridor along East Market Street. The center benefits from the high-volume traffic flow of East Market Street, which is one of the areas highest traveled roadways. East Market Street acts as the area's focal point for retail, with a trade area that extends out further than 15 miles, attracting a vast customer base. With a high concentration of traffic driven by the surrounding anchored retail properties, the center pulls from not just the immediate market point, but all of the surrounding towns and communities alike. East York is in the center of gravity for retail activity in York, PA.

## TRADE AREA

Adding to the stability of the project, Village Green Shopping Center shows a 20 minute drive-time demographic of over 353,955 people with household incomes of more than \$74,685 and daytime employment demographics equally as strong with 167,473. The demographics within a 10 mile radius include 227,532 people in 109,516 homes, a labor force of 143,185 with an average household income of \$74,313. The area's growth over the last 10 years has increased over 15.7% since 2000 with over 17,163 new homes.

DEMOGRAPHICS		20 MIN DRIVE TIME
	TOTAL POPULATION	227,470
	TOTAL EMPLOYEES	124,644
	AVERAGE HHI	\$80,984
	TOTAL HOUSEHOLDS	90,408



TRAFFIC COUNTS: **EAST MARKET STREET : 25,000 VPD**



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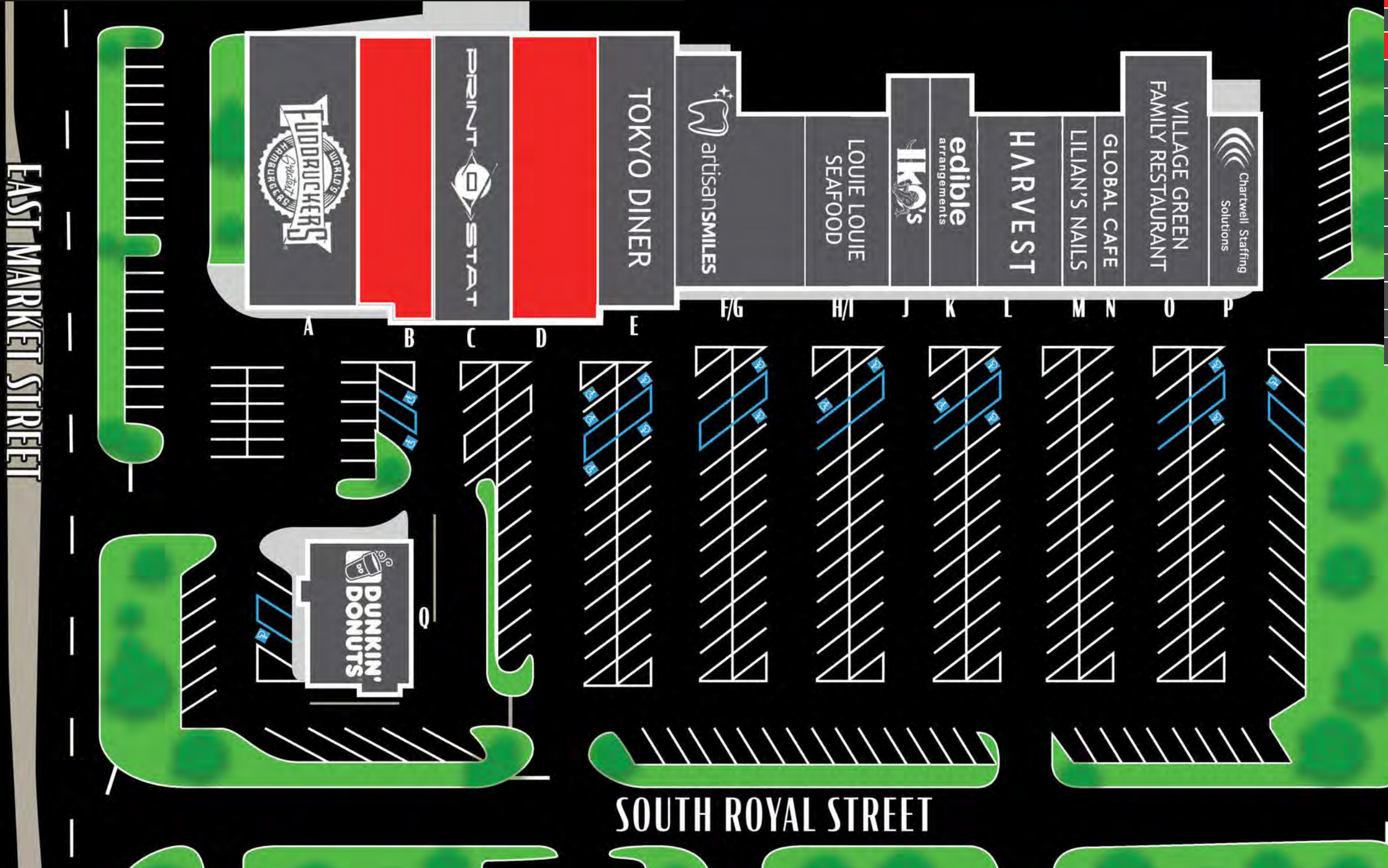
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TENANT ROSTER		
SPACE	TENANT	AREA (SQ FT)
A	FUDDRUCKERS	4,770
B	AVAILABLE	4,575
C	PRINT-O-STAT	5,500
D	AVAILABLE	4,500
E	TOKYO DINER	3,000
F & G	SMILES ART DENTAL	5,240
H/I	LOUIE LOUIE SEAFOOD	2,655
J	IKO'S MUSIC HOUSE	1,900
K	EDIBLE ARRANGEMENTS	1,500
L	HARVEST	2,978
M	LILLIAN'S NAILS	1,050
N	GLOBAL CAFE	1,076
O	VILLAGE GREEN RESTAURANT	3,000
P	CHARTWELL STAFFING	1,100
Q	DUNKIN' DONUTS	2,436

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