

# VILLAGE GREEN

2300 E. MARKET STREET | YORK, PA | 17402

± 1,100 - 4,575 SF AVAILABLE | FOR LEASE



Blake Shaffer | Justin Willits | Brad Rohrbaugh | Chad Stine  
For Leasing Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



COMMERCIAL BROKERAGE. *Redefined.*

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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 VPD) 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, Edible Arrangements, and Iko's Music House just to name a few.

## LOCATION

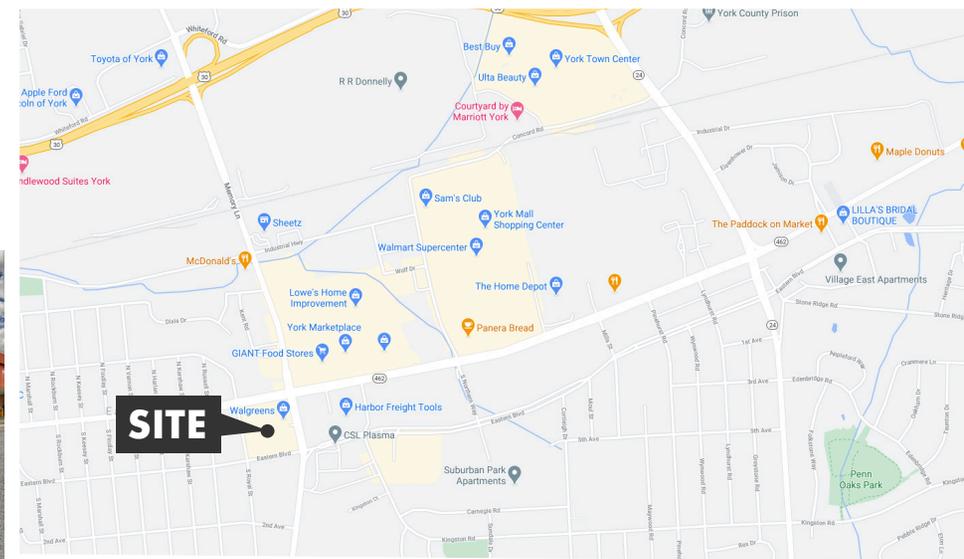
Village Green Shopping Center is strategically positioned with significant visibility in the market's primary retail corridor along East Market Street. The center benefits from the high-volume traffic flow of East Market Street, which is one of the areas highest traveled roadways. East Market Street 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	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	7,739	76,566	146,223
TOTAL EMPLOYEES	8,588	43,001	70,876
AVERAGE HHI	\$97,263	\$90,526	\$95,122
TOTAL HOUSEHOLDS	3,121	30,182	57,172
<b>TRAFFIC COUNTS: 2300 E. MARKET ST. ± 20,000 VPD</b>			



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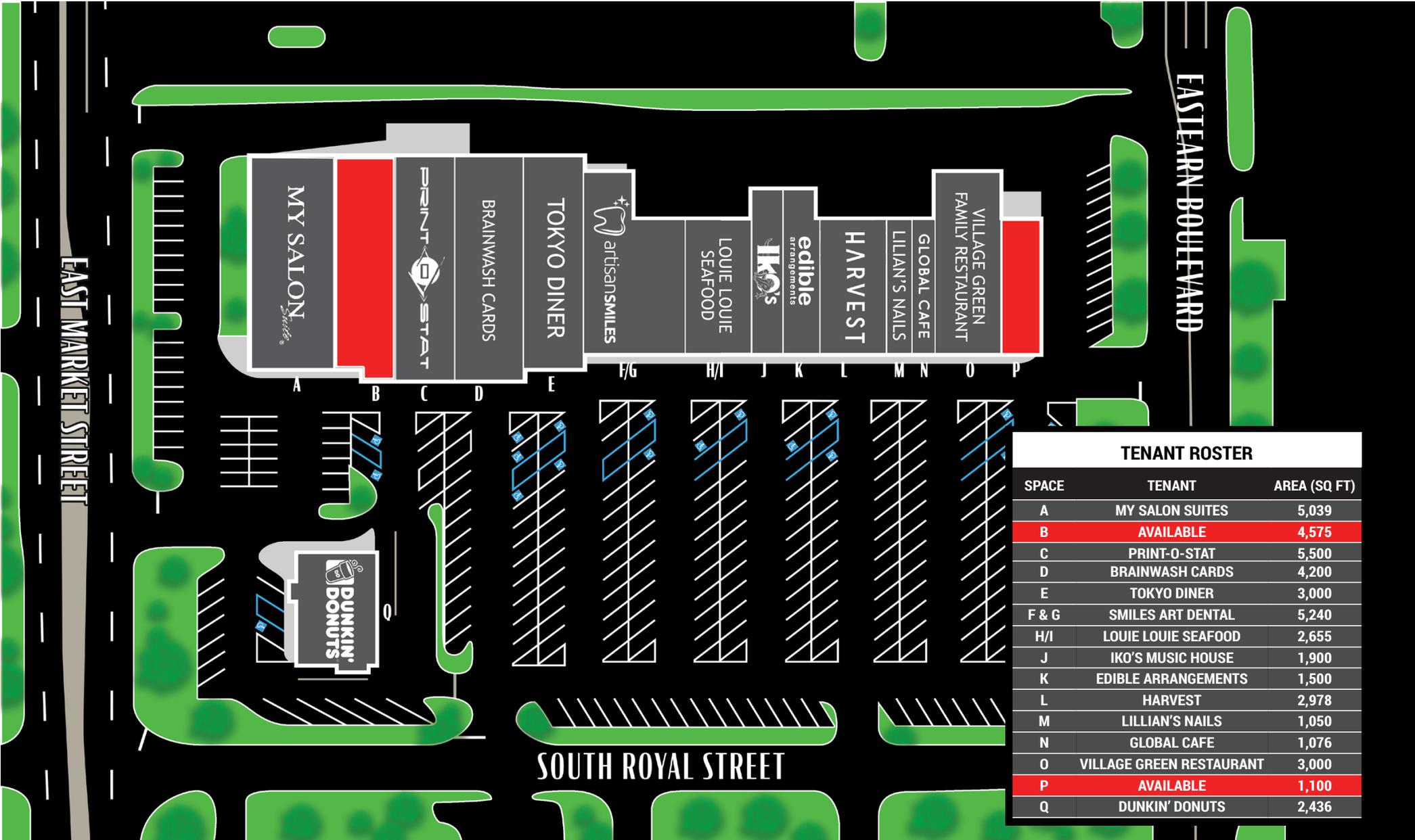


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## TENANT ROSTER

SPACE	TENANT	AREA (SQ FT)
A	MY SALON SUITES	5,039
B	AVAILABLE	4,575
C	PRINT-O-STAT	5,500
D	BRAINWASH CARDS	4,200
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	AVAILABLE	1,100
Q	DUNKIN' DONUTS	2,436



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## MARKET OVERVIEW



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# Bennett Williams

COMMERCIAL REAL ESTATE

LANDLORD  
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REPRESENTATION

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## 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:



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## CONTACT US

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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.

