

VILLAGE GREEN

2300 E. MARKET STREET | YORK, PA | 17402

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



Ashlee Lehman | Blake Shaffer | Cale Bruso | Brad Rohrbaugh | Chad Stine
For Leasing Information: 717.843.5555 | Learn more online at 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.

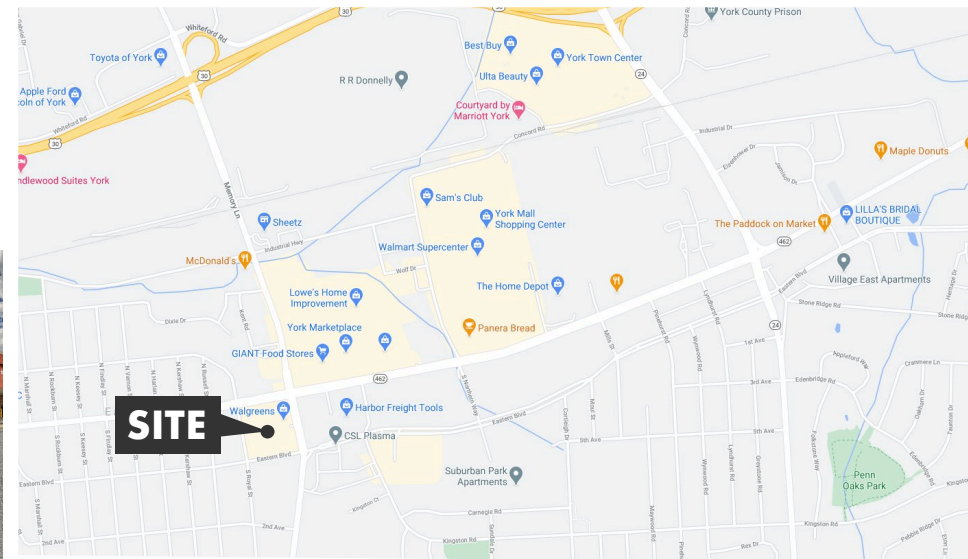
LOCATION

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
TRAFFIC COUNTS: 2300 E. MARKET ST. ± 20,000 VPD			



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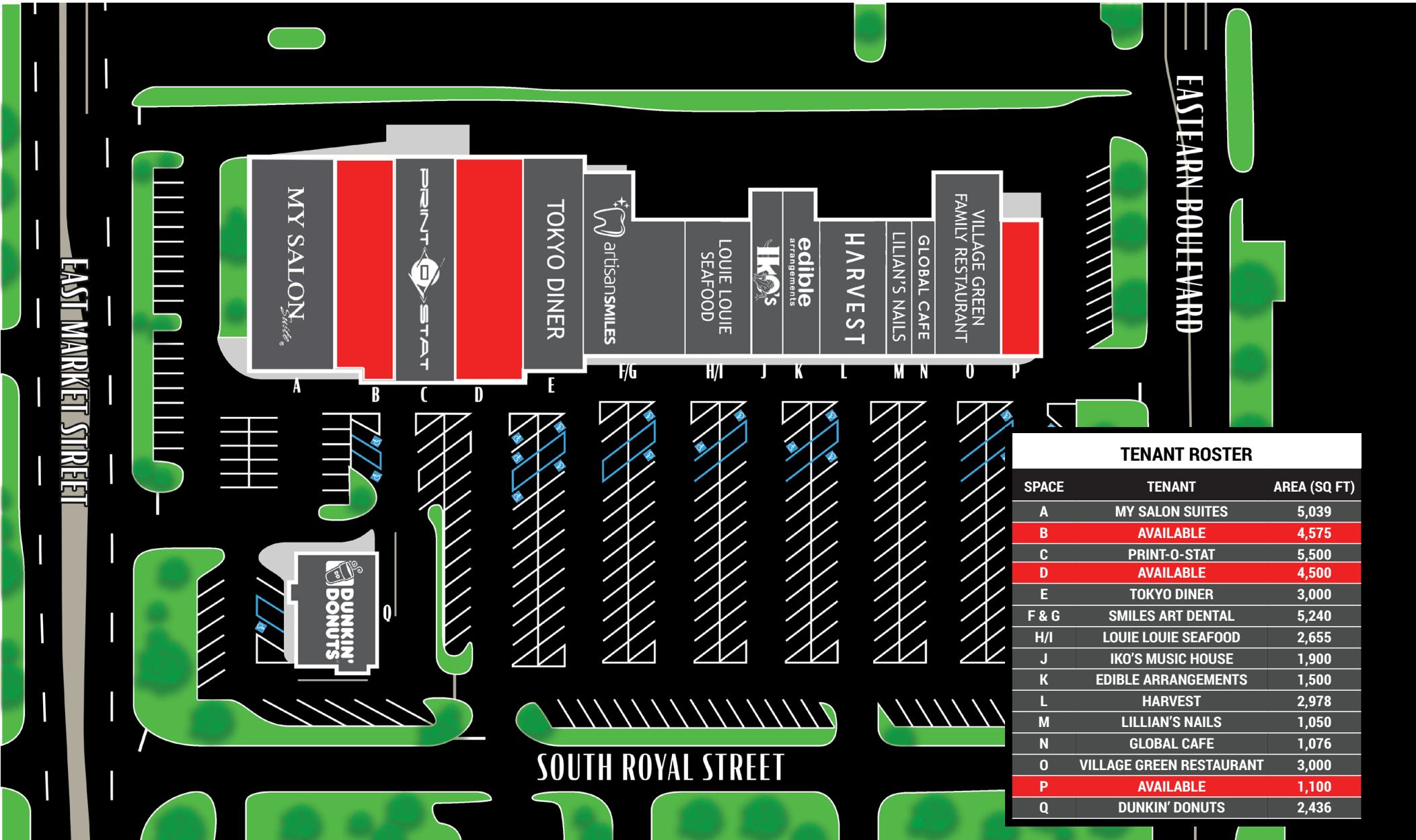


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MARKET OVERVIEW



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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.

At Bennett Williams, your investments are always in good hands. Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the investment sales segment of the industry.



Bennett Williams is a member of the Capital Markets Real Estate Network, a nationwide network of professionals dedicated to, and specializing in the capital markets segment of commercial real estate. CMRE is comprised of the most highly-qualified, best-experienced independent Capital Market real estate professionals.

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