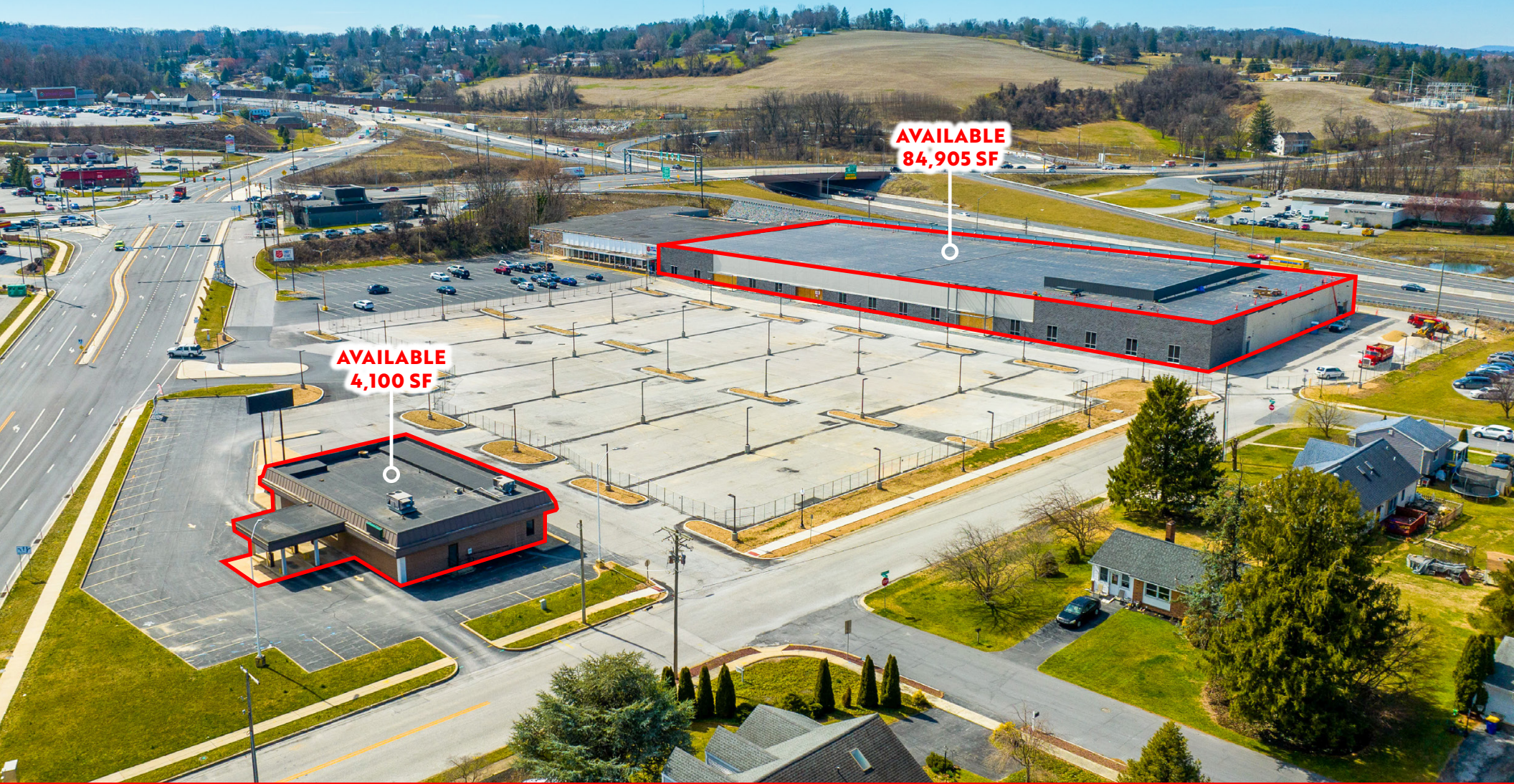


1094 HAINES ROAD

York, PA • 17402

For Lease
±4,100-84,905 SF



AVAILABLE
84,905 SF

AVAILABLE
4,100 SF

PROJECT

1094 Haines Road is an 84,905-square-foot former Kmart space located in York, Pennsylvania. This site is exceptionally well-positioned, offering excellent visibility and multiple points of access. It features signalized access via Haines Road (16,600 VPD) and convenient connectivity to Mt. Rose Avenue and Interstate 83 (77,000 VPD), making it easily accessible for both local and regional traffic.

The project is surrounded by a strong mix of national and regional retailers, including Walmart, Weis, Giant, Grocery Outlet, Gabe's, Ollie's, and Planet Fitness, enhancing its appeal and potential as a retail, office, or medical destination.

LOCATION

1094 Haines Road is strategically positioned with significant frontage along one of the market's primary retail corridors, Haines Road. The property benefits from the high-volume traffic flow of Haines Road and Mt. Rose Avenue, which are two of the area's heaviest traveled roadways. Both act as feeder roads to access Interstate 83, which sees over 77,000 VPD. The corridor acts as a focal point for retail, office and medical, with a trade area that extends more than 5 miles, attracting a vast customer base. With a high concentration of traffic driven by the anchor tenants located in the surrounding retail centers, the center pulls from not just the immediate trade area but the surrounding market points as well.

TRADE AREA

Adding to the stability of the project, 1094 Haines Road shows a 10-minute drive time demographic of over 187,163 people with household incomes of more than \$74,712 and daytime employment demographics equally as strong with 121,267. The demographics within a 5-mile radius include 150,864 people in 58,730 homes, a labor force of 77,633, with an average household income of \$76,876. The area's growth since 2000 has increased over 10.4% with 5,959 new homes.



Demographics	3 Mile	5 Mile	7 Mile
Total Population	85,675	154,619	213,129
Total Employees	43,837	69,948	93,382
Average HHI	\$92,600	\$97,676	\$102,966
Total Households	33,292	60,767	84,159
Traffic Counts: Haines Rd: ±16,600 VPD Mt Rose Ave: ±25,500 VPD			



SITE PLAN

I-83 ± 77,000 VPD

± 25,500 VPD

NAP

84,905 SF
AVAILABLE

± 16,600 VPD

4,100 SF
AVAILABLE



Abe Khan | Brad Rohrbaugh | Chad Stine

For Leasing Information: 717.843.5555 | Learn More Online At www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

Haines Acres SC

 **DOLLAR TREE**

OLLIE'S
GOOD STUFF CHEAP

 **Big Apple BAGELS**

 **PARMA**
Pizza & Grill

Gabriel Brothers Plaza

 **planet fitness**

GROCERY OUTLET
bargain market

Gabe's

 **ACE OF VAPES**

 **Rutter's**
Why Go Anywhere Else?

 **Pizza Hut**

 **BURGER KING**

FIVE GUYS
BURGERS and FRIES

 **ARCOOGA'S**

SITE

± 16,600 VPD

SITE

± 77,000 VPD

± 25,500 VPD



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ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

COMMERCIAL BROKERAGE. *Redefined.*

MARKET AERIAL

Mt Rose Ave Plaza



Haines Acres SC



DOLLAR TREE



SITE



Gabriel Brothers Plaza



BW Abe Khan | Brad Rohrbaugh | Chad Stine

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COMMERCIAL BROKERAGE. *Redefined.*

Bennett Williams

COMMERCIAL REAL ESTATE

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

EXTON OFFICE:

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Suite 409, Exton, PA 19341

STATE COLLEGE OFFICE:

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LANDLORD
REPRESENTATION

TENANT
REPRESENTATION

INVESTMENT
SALES

PROPERTY
MANAGEMENT



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.

