

1750 Loucks Road

FOR LEASE
± 56,659 SF

York, PA | 17408



PROPERTY OVERVIEW

1750 Loucks Road, a 56,659 square foot retail redevelopment is centrally located in York, Pennsylvania, situated along Loucks Road (6,000 VPD). The project is situated next to the newly renovated West Manchester Town Center, which draws a large volume on traffic to the West end of York. With the traffic surrounding tenants generate, along with its ideal location, this project is a prime shopping destination in the York market.

Surrounding Retailers



Blake Shaffer | Brad Rohrbaugh | Chad Stine
For Sale Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

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LOCATION

1750 Loucks Road is strategically positioned with significant frontage in the market's primary retail corridor along Loucks Road. The center benefits from the high-volume traffic flow coming to and from Route 30, which is the area's heaviest traveled roadway. Loucks Road acts as the area's focal point of retail, with a trade area that extends more than 5 miles, attracting a vast customer base. With high concentration of traffic driven by anchor tenants located within the surrounding area, the center pulls from not just the immediate trade area but the surrounding areas as well.

TRADE AREA

Adding the stability of the project, 1750 Loucks Road shows a 20-minute drive time demographic of over 330,780 people with household incomes of more than \$74,824 and daytime employment demographics equally as strong with 138,372. The demographics within a 10-mile radius include 260,818 people in 102,983 homes, a labor force of 138,372 with an average household income of \$74,849. The area's growth since 2000 has increased by over 15.8% with over 16,297 new homes.



POPULATION

3 MILE- 82,258
5 MILE- 139,236
7 MILE- 199,259



EMPLOYEES

3 MILE- 40,654
5 MILE- 68,443
7 MILE- 94,264



AVERAGE HHI

3 MILE- \$58,332
5 MILE- \$63,292
7 MILE- \$66,664



HOUSEHOLDS

3 MILE- 31,606
5 MILE- 54,464
7 MILE- 77,884



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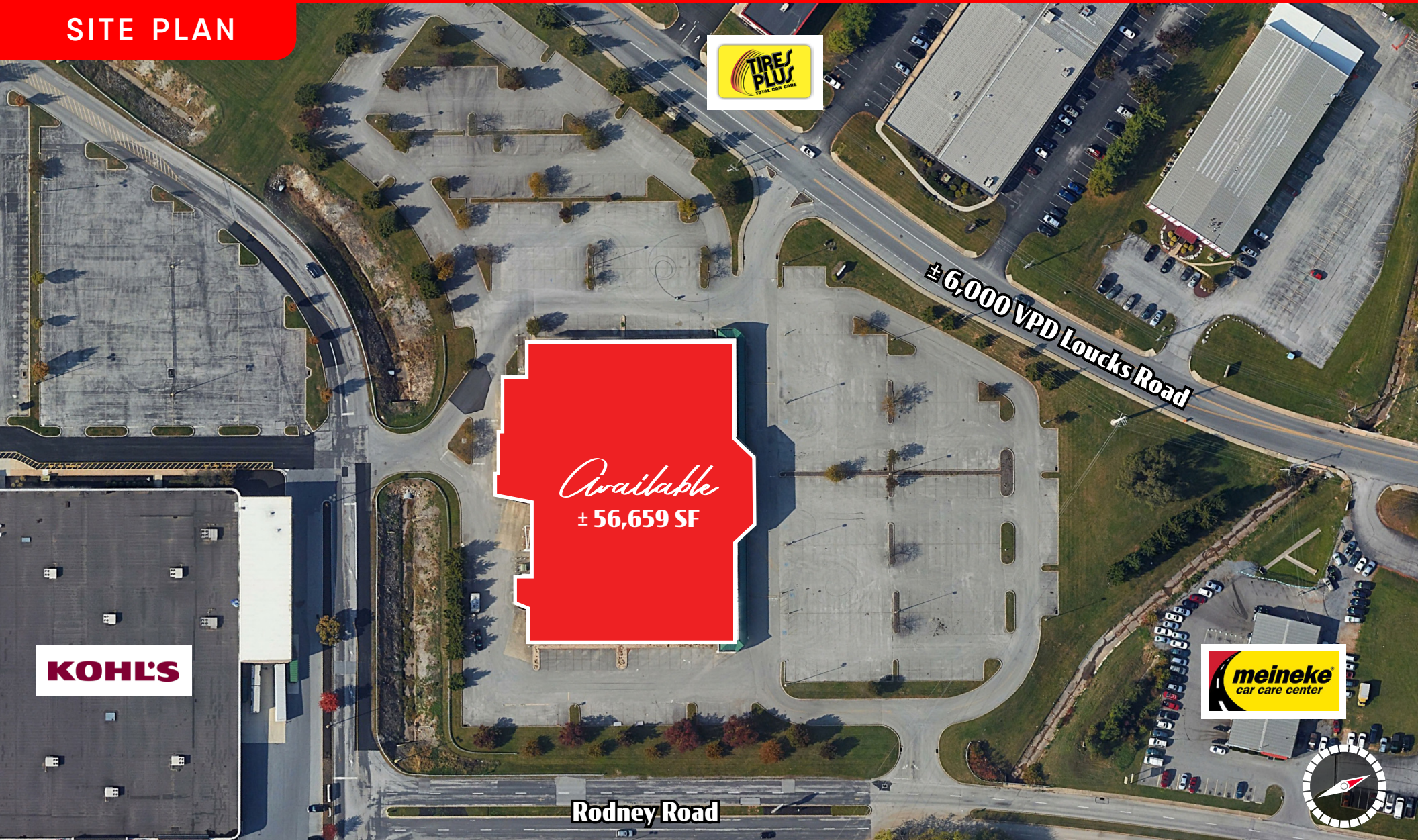
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SITE PLAN



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MARKET AERIAL



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:

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

STATE COLLEGE OFFICE:

330 Innovation Park, Suite 205
State College, PA 16803

WEST CHESTER OFFICE:

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

NEW JERSEY OFFICE:

236 E. Route 38, Suite 130
Moorestown, NJ 08057

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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.

