

1750 Loucks Road

York, PA | 17408

For Lease



Property Overview

Available
± 56,659 SF

Surrounding Retailers

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.



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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.

DEMOGRAPHICS

3 MILE

5 MILE

7 MILE

TOTAL POPULATION

82,258

139,236

199,259

TOTAL EMPLOYEES

40,654

68,443

94,264

AVERAGE HHI

\$58,332

\$63,292

\$66,664

TOTAL HOUSEHOLDS

31,606

54,464

77,884

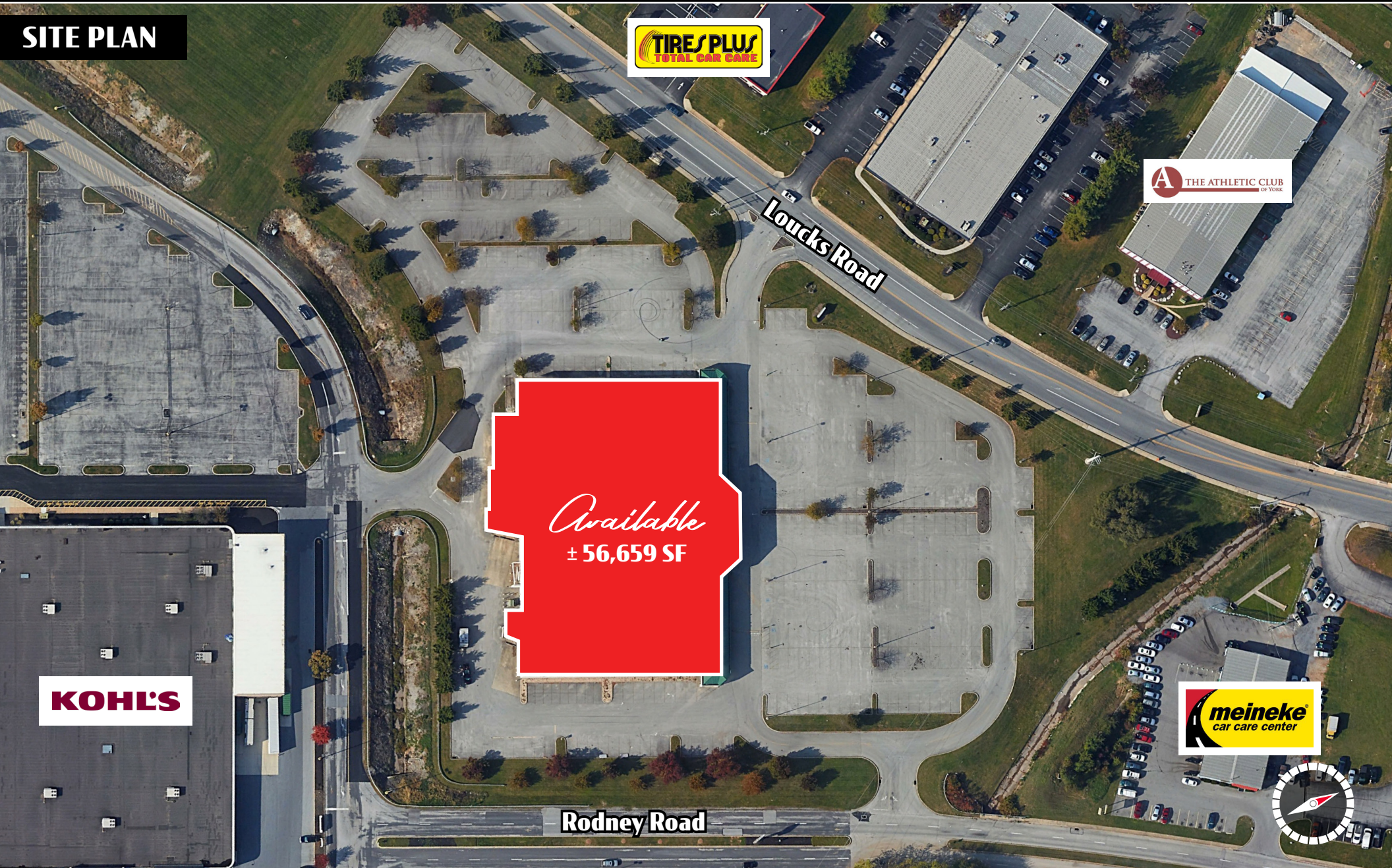
TRAFFIC COUNTS: **Loucks Road** ± 6,000 VPD

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SITE PLAN



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KOHL'S

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