

# 1094 HAINES ROAD

York, PA | 17402

FOR SALE

± 82,033 SF AVAILABLE | FOR SALE



## PROJECT

1094 Haines Road is an 82,033 square-foot former Kmart space located within in York, Pennsylvania, and has access via Haines Road (18,000 CPD), with convenient access to Mt. Rose Avenue, as well as Interstate 83. The space benefits from being located within the shopping center with co-tenants that include, Salvation Army and M&T Bank, and surrounding retailers like Gabe's, Dollar Tree, Ollie's, and Planet Fitness, just to name a few.










## LOCATION

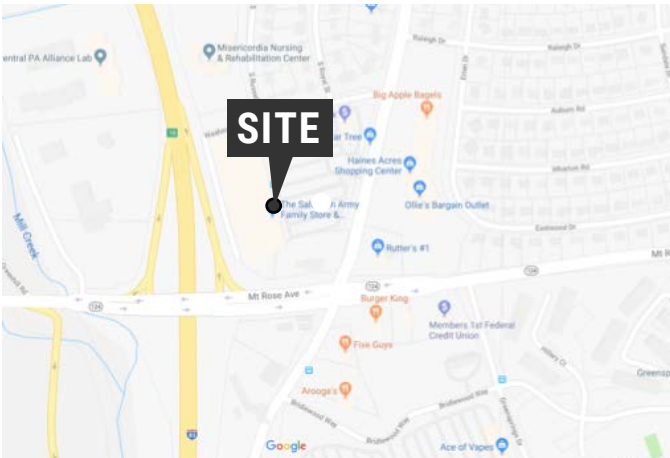
1094 Haines Road is strategically positioned with significant frontage in one of the market's primary retail corridor along Haines Road and Mt. Rose Avenue. The property benefits from the high-volume traffic flow of Haines Road and Mt. Rose Avenue, which are one of the area's heaviest traveled roadways. Both roadways act as feeder roads to access Interstate 83 which sees over 53,000 CPD. The corridor act 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 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 147,341 people in 56,934 homes, a labor force of 100,861, with an average household income of \$73,134. The area's growth since 2000 has increased over 10.4% with 5,959 new homes.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
 POPULATION	78,282	146,840	202,903
 TOTAL EMPLOYEES	63,621	118,430	163,432
 AVERAGE HHI	\$71,127	\$73,049	\$76,018
 TOTAL HOUSEHOLDS	29,684	56,736	79,089
TRAFFIC COUNTS     	HAINES ROAD:: 18,000 VPD		



ACTIVE MEMBER OF:  
**RETAIL** BROKERS  
NETWORK

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## TENANT ROSTER

SPACE	TENANT	AREA (SQ FT)
1	THE SALVATION ARMY	34,785
2	AVAILABLE	82,033
3	M&T BANK	

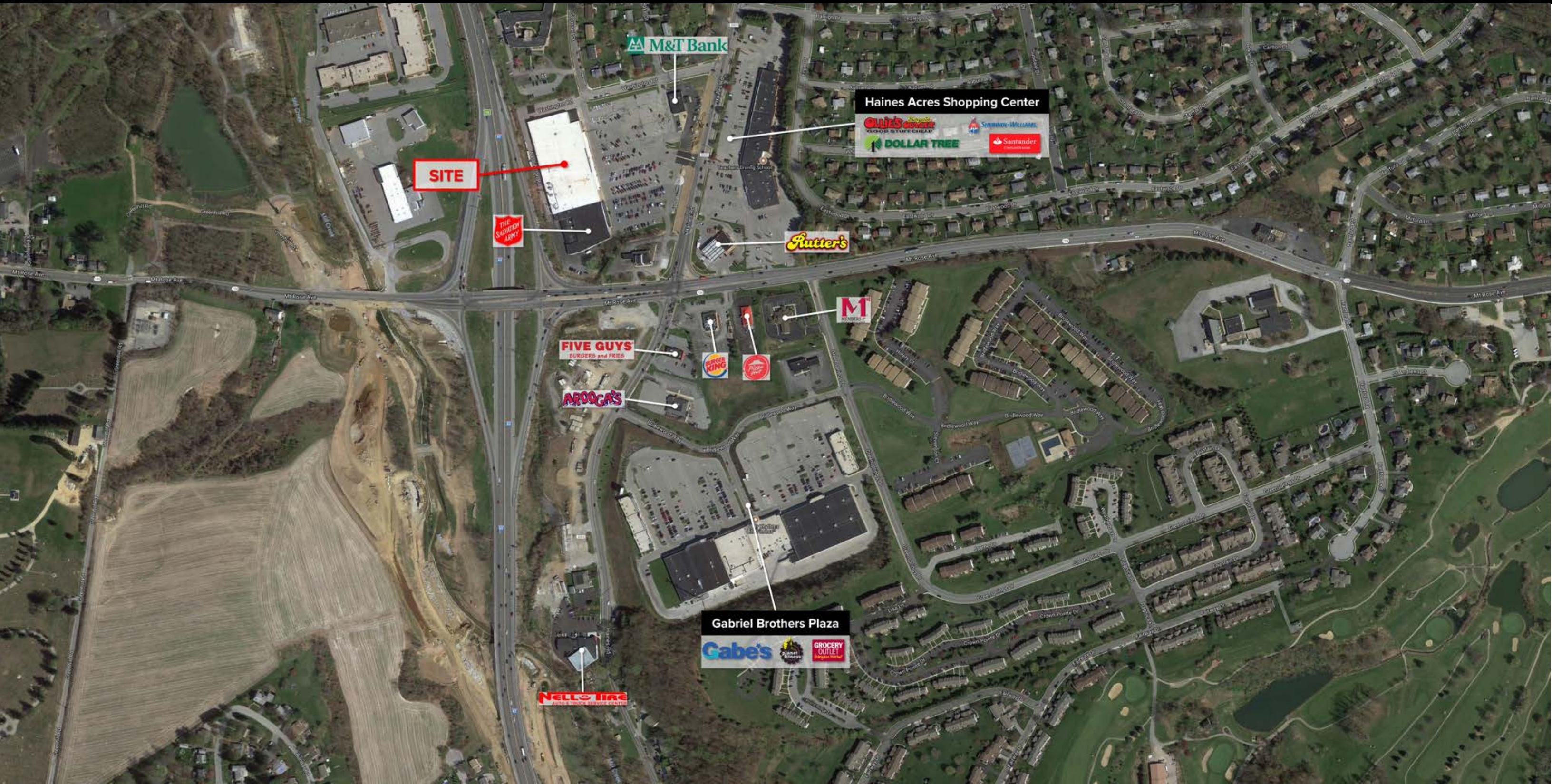




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