

NORTHGATE SHOPPING CENTER

1500 N. George St. | York, PA | 17404

1,200 & PAD SITE AVAILABLE | FOR LEASE



COMING SOON

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PROPERTY OVERVIEW


Northgate Shopping Center, a 67,059 square-foot grocery anchored retail shopping center is centrally located in York, Pennsylvania at one of the busiest intersections in York County. The center is anchored by Grocery Outlet, and has other national and regional co-tenants that include; Dollar General, Infinito's Pizza Buffet, ShoeFly, and McDonald's, just to name a few. With its traffic generating lineup, this project is one of the main shopping destinations in the North York market.


LOCATION


Northgate Shopping Center is strategically positioned with significant frontage along one of the market's busiest corridors, Route 30 (62,000 CPD) & North George Street (18,000 CPD). The center benefits from the high-volume traffic flow, as well as its close proximity to surrounding housing and office population. The center pulls not just from the immediate trade area, but the surrounding market points as well. Pylon space available to prospective pad site retailer, which has great access from Rt 30.


TRADE AREA


Adding to the stability of the project, Northgate Shopping Center shows a 20-minute drive time demographic of over 346,441 people with household incomes of more than \$75,269 and daytime employment demographics equally as strong with 164,881. The demographics within a 10-mile radius include 267,300 people in 105,565 homes, a labor force of 139,484 with an average household income of \$74,439. The area's growth has increased over 15.6% since 2000 with over 16,554 new homes.

**POPULATION**
234,216

**EMPLOYEES**
124,080

**HH INCOME**
\$80,656

**HOUSEHOLDS**
93,758

**TRAFFIC COUNTS**
ROUTE 30
62,000 VPD

20 MINUTE DRIVE TIME DEMOGRAPHICS



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TENANT ROSTER		
SPACE	TENANT	AREA (SQ FT)
PAD	AVAILABLE	
3	H&R BLOCK	2,400
5	ONE MAIN FINANCIAL	2,000
7	AVAILABLE	1,200
9	SHOE FLY	6,000
10	DOLLAR GENERAL	6,575
13	GROCERY OUTLET	19,062
14	INFINITO'S	5,063
15	ASIAN YUMMY	2,478
16	KEN MAE NAILS	1,200

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