

±2,700-5,063 SF
AVAILABLE

NORTHGATE

shopping center

For Lease

1500 N George St | York, PA 17404



**GROCERY
OUTLET**
bargain market

Available
±2,700 SF

DOLLAR GENERAL

Available
±5,063 SF



N George St/Route 181 ±18,000 VPD

**Route 30
±83,000 VPD**

Northgate Shopping Center, a 67,059-square-foot, grocery-anchored retail center, is ideally located in York, Pennsylvania, at one of the major intersections in York County and a gateway to York City. The center is anchored by Grocery Outlet and features a diverse mix of national and regional tenants, including Dollar General, Infinito's Pizza Buffet, ShoeFly, and McDonald's, among others. With its strong lineup of traffic-generating tenants, the center is a key shopping destination in the York market.



Adam Hagerman | Keith Kahlbaugh | Brad Rohrbaugh | Chad Stine
For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

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York, PA 17404

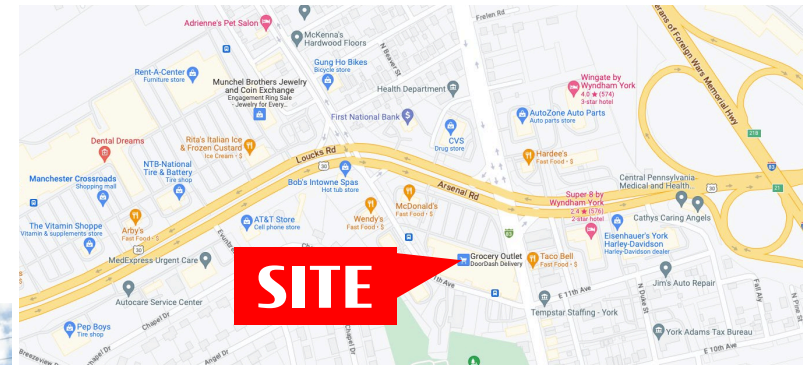
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Location

Strategically positioned with significant frontage along two of the market's busiest corridors—Route 30 (83,000 VPD) and North George Street (18,000 VPD)—the center is less than half a mile from Interstate 83. It benefits from high-volume traffic flow and its proximity to surrounding residential and office populations. Serving not only the immediate trade area but also drawing from surrounding markets, Northgate Shopping Center remains a prominent retail hub in the region.



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.



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	7,431	89,350	152,273
TOTAL EMPLOYEES	6,360	49,542	84,425
AVERAGE HHI	\$59,156	\$66,545	\$77,568
TOTAL HOUSEHOLDS	3,107	34,622	59,343

TRAFFIC COUNTS:
Arsenal Road (Rt 30) - ± 83,000 VPD | N George St - ± 18,000 VPD

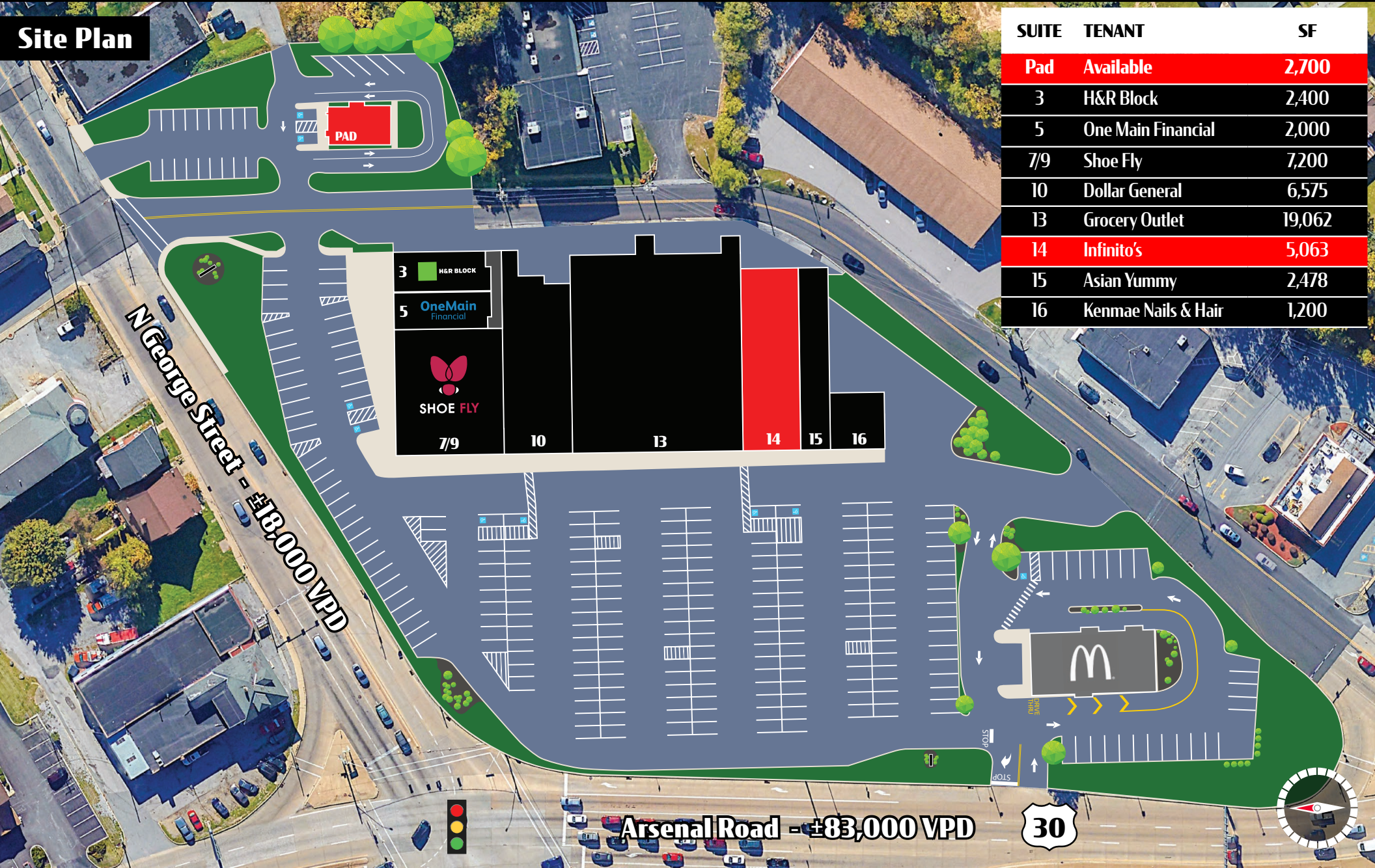
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Site Plan



SUITE	TENANT	SF
Pad	Available	2,700
3	H&R Block	2,400
5	One Main Financial	2,000
7/9	Shoe Fly	7,200
10	Dollar General	6,575
13	Grocery Outlet	19,062
14	Infinito's	5,063
15	Asian Yummy	2,478
16	Kenmae Nails & Hair	1,200

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Market Overview



SUPERCUTS
DUNKIN'

verizon

30

BURGER KING

CVS
pharmacy

AutoZone

ROUND THE CLOCK DINER
OPEN 24 HOURS

Starbucks **Q&A** **UBREAKIFIX**
Hertz

Hardee's

Wendy's

McDonald's

TACO BELL

Cheddar's
SCRATCH KITCHEN

83

SHEETZ

30

WELLSPAN
Sports Complex

Manchester Crossroads

INTERIORSHOME **OLD NAVY**
PETSMART **the Vitamin Shoppe**
Friendly's **Arby's** **SPROUTS**
FARMERS MARKET

NORTHGATE
shopping center

GROCERY OUTLET **SHOE FLY**
bargain market **H&R BLOCK**
DOLLAR GENERAL **OneMain**
Financial



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COMMERCIAL REAL ESTATE

OUR LOCATIONS:

YORK OFFICE:

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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:

330 Innovation Blvd, Suite 205
State College, PA 16803

WEST CHESTER 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.

