

±2,700 SF
AVAILABLE

For Lease

NORTHGATE

shopping center

1500 N George St | York, PA 17404



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.



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

ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

COMMERCIAL BROKERAGE. *Redefined.*

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York, PA 17404

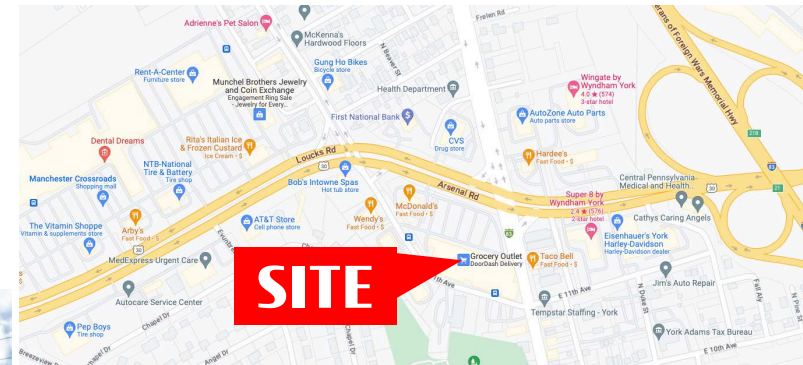
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Location

Northgate Shopping Center is strategically positioned with significant frontage along one of the market's busiest corridors, Route 30 (83,000 VPD) & North George Street (18,000 VPD). 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.



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



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Market Overview



verizon

SUPERCUTS
DUNKIN'

CVS
pharmacy

AutoZone

ROUND THE CLOCK DINER
OPEN 24 HOURS

Starbucks
UBREAKIFIX
Hertz

Hardee's

Wendy's

McDonald's

TACO BELL

Cheddar's
SCRATCH & KITCHEN

SHEETZ

Manchester Crossroads

INTERIORSHOME OLD NAVY

PETSMART

theVitamin Shoppe.

Friendly's

Arbys



NORTHGATE

shopping center

GROCERY OUTLET
bargain market

SHOE FLY

H&R BLOCK OneMain Financial

DOLLAR GENERAL

infinito's
PIZZA • PASTA • SALAD • BUFFET



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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.

At Bennett Williams, your investments are always in good hands. Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the investment sales segment of the industry.



Bennett Williams is a member of the Capital Markets Real Estate Network, a nationwide network of professionals dedicated to, and specializing in the capital markets segment of commercial real estate. CMRE is comprised of the most highly-qualified, best-experienced independent Capital Market real estate professionals.



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