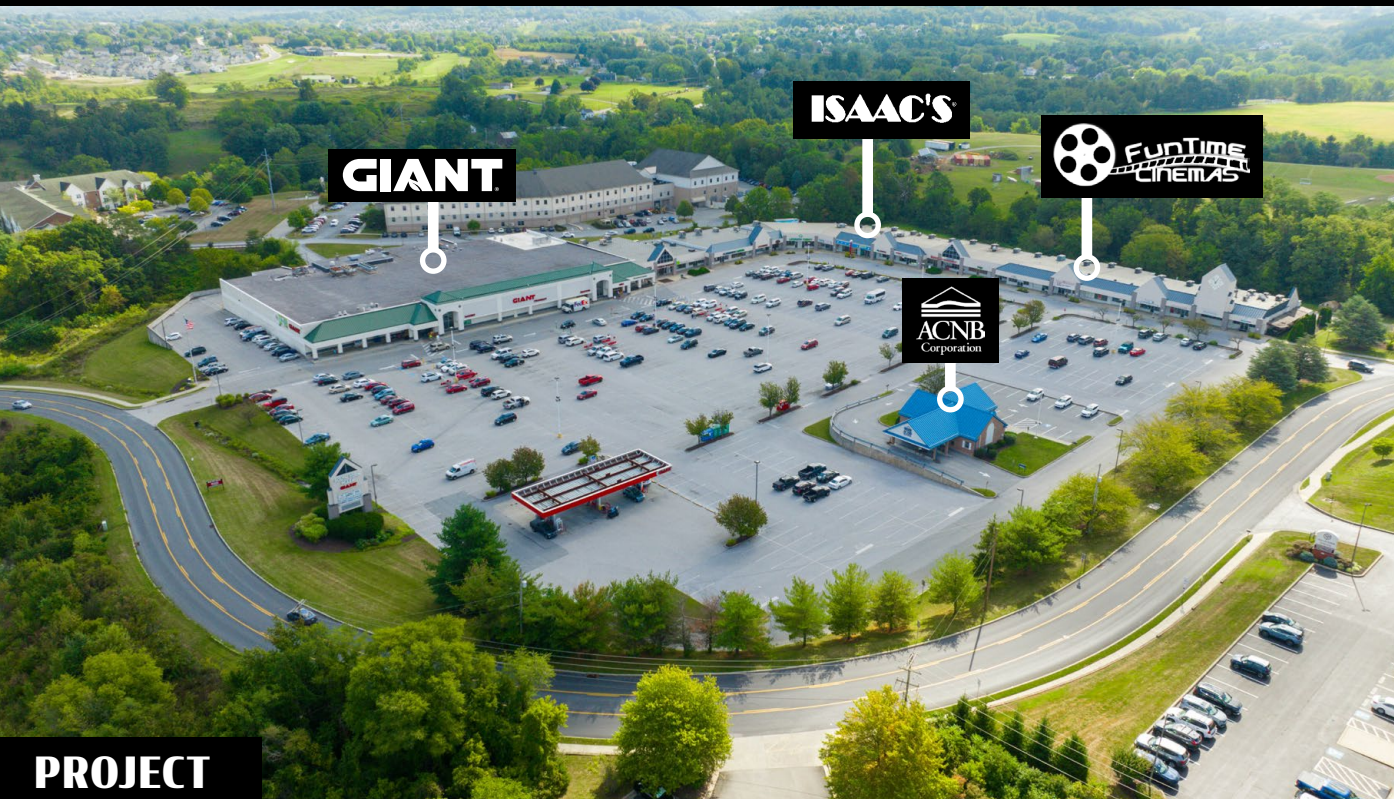




South York Plaza

205-272 Pauline Drive | York, PA 17402

FOR LEASE
± 1,750 - 2,000 SF



FEATURED TENANTS:



PROJECT

South York Plaza is a 123,621 square foot grocery-anchored, retail shopping center, centrally located in York, Pennsylvania. The site is situated at a signalized intersection along Pauline Drive, which is directly off South Queen Street (13,000 VPD). This center is anchored by Giant Foods, with other leading national, regional and local retailers such as Isaac's Restaurant & Deli, Twisted Roots Yoga and ACNB, just to name a few. With its traffic generating tenant lineup, this project is the primary shopping destination in the South York market.

DEMOGRAPHICS		3 MILE	5 MILE	7 MILE
	TOTAL POPULATION	67,224	152,890	201,898
	TOTAL EMPLOYEES	24,103	67,574	87,343
	AVERAGE HHI	\$102,235	\$95,229	\$98,868
	TOTAL HOUSEHOLDS	26,250	59,618	79,659

TRAFFIC COUNTS: **I 83:** ± 71,000 VPD **S QUEEN ST:** ±13,000 VPD



Ashlee Lehman | Cale Bruso | Abe Khan | Brad Rohrbaugh | Chad Stine
For Lease Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined*



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LOCATION

South York Plaza is strategically positioned within the market's primary retail area directly off South Queen Street, with easy access to I-83 (71,000 CPD). The center benefits from the high-volume traffic flow of South Queen Street, which is one of the area's heaviest traveled roadways. South Queen Street acts as one of the area's focal points for retail with a trade area that extends over 5 miles, attracting a large customer base. With a high concentration of traffic driven by anchor tenants located within South York Plaza, and the surrounding retail, the center pulls from not just the immediate trade area, but from the surrounding areas as well.

TRADE AREA

Adding to the stability of the project, South York Plaza shows a 20-minute drive time demographic of over 216,999 people with household incomes of more than \$100,052 and daytime employment demographics equally as strong with 100,601. The demographics within a 10-mile radius include 275,244 in 108,286 homes, a labor force of 106,223 with an average household income of \$102,521. The area's growth has increased over 18.3% with over 21,042 new homes.

MAP LOCATION



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ACTIVE MEMBER OF:
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SITE PLAN



TENANT ROSTER

SPACE	TENANT	AREA (SQ FT)
1	WOOD FIRE ITALIAN GRILL	4,020
2	PRO NAILS	1,250
3	POSTAL CONNECTIONS	1,750
4	FUN TIMES CINEMA	7,750
5	TINY TUMBLERS	1,600
6	TWISTED ROOTS YOGA & WELLNESS	1,633
8	IMPERIAL GOURMET	3,450
9	VAPE CITY JUNCTION	1,964
10	A-WON DENTAL	2,000
11	ISAAC'S RESTAURANT & DELI	2,000
12	YORK REPUBLICAN PARTY	1,200
13	LIFE PATH YORK	1,064
14	LIFE PATH THRIFT STORES	5,850
15	JOHN'S PIZZA SHOP	1,750
16	AVAILABLE	2,000
17	LIFE PATH YORK	4,000
18	AVAILABLE	1,750
20	H&R BLOCK	2,915
21	FRAMER'S WORKSHOP OF YORK	2,915
22	GIANT	68,464
23	GIANT GAS	
24	ACNB	2,500



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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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