South York Plaza 205-272 Pauline Drive | York, PA 17402

FOR LEASE ±2,915-7,750 SF



FEATURED TENANTS:

GIANT





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 Five Below, 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
\$ বি	AVERAGE HHI	\$102,235	\$95,229	\$98,868
**	TOTAL HOUSEHOLDS	26,250	59,618	79,659

TRAFFIC COUNTS: 183: ± 71,000 VPD **SQUEEN ST:** ±13,000 VPD









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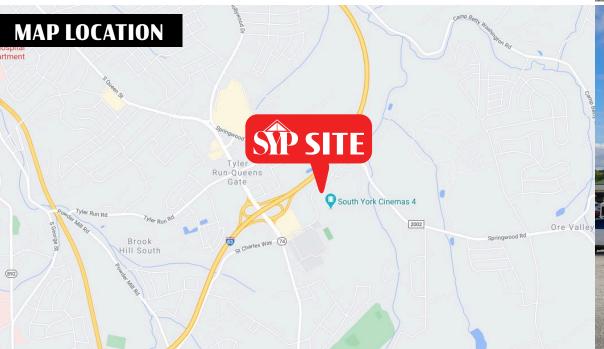
LOCATION

South York Plaza is strategically positioned within the market's primary retail area directly off South Queen Street, with easy access to I-83 (7I,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.









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		TENANT ROSTER	
0	SPACE	TENANT	AREA (SQ FT)
0	1	ITALIAN RESTAURANT	4,020
1	2	PRO NAILS	1,250
	3	POSTAL CONNECTIONS	1,750
	4	AVAILABLE	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
	n	11 ISAAC'S RESTAURANT & DELI	
	12	12 YORK REPUBLICAN PARTY	
	13	HAIR SALON	1,064
	14	14 EAST YORK BRAZILIAN JIU JITSU17 Five Below	
	17		
	20	20 AVAILABLE	
	21 FRAMER'S WORKSHOP OF YORK		2,915
	22	22 GIANT	
	23	23 GIANT GAS	
	24	24 ACNB	





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OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd. York, PA 17402

EXTON OFFICE:

1 E. Uwchlan Ave. Suite 409, Exton, PA 19341

WEST CHESTER OFFICE:

107 E Chestnut St. Suite 1 West Chester, PA 19380

LANCASTER OFFICE:

150 Farmington Lane, Suite 201 Lancaster, PA 17601

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205 State College, PA 16803

NEW JERSEY OFFICE:

236 E. Route 38, Suite 130 Moorestown, NJ 08057

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TENANT REPRESENTATION

INVESTMENT SALES

PROPERTY MANAGEMENT



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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.



