



# South York Plaza

205-272 Pauline Drive | York, PA 17402

**FOR LEASE**  
±4,000 SF



## FEATURED TENANTS:

**GIANT**  
**five BELOW**

## 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 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
	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



**BW COMMERCIAL** Blake Shaffer | Cale Brusio | Tyler Gettel | Brad Rohrbaugh | Chad Stine  
For Lease Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)

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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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## SITE PLAN



## TENANT ROSTER

SPACE	TENANT	AREA (SQ FT)
1	ITALIAN RESTAURANT	4,020
2	PRO NAILS	1,250
3	POSTAL CONNECTIONS	1,750
4	GYM	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	AVAILABLE	4,000
12	YORK REPUBLICAN PARTY	1,200
13	HAIR SALON	1,064
14	EAST YORK BRAZILIAN JIU JITSU	5,850
17	FIVE BELOW	9,500
20	BACK NINE	2,915
21	FRAMING STORE	2,915
22	GIANT	68,464
23	GIANT GAS	
24	ACNB	2,500



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### Queensgate Town Center

weis | FINE WINE & GOOD SPIRITS | CommunityAid | AT&T | GNC | Habitat for Humanity | Hair cuttery | KUMON | sweetFrog

I-83

± 71,000 VPD

### S. QUEEN ST

± 13,000 VPD

### Shoppes at Pauline

IHOP | MOD | JJ Panda

**SYP**  
South York Plaza

ACNB BANK | GIANT | five BEI<sup>W</sup> | LIFE<sup>W</sup>PATH  
Christian Ministries

# Bennett Williams

COMMERCIAL REAL ESTATE

## OUR LOCATIONS:

### YORK OFFICE:

3528 Concord Rd.  
York, PA 17402

### LANCASTER OFFICE:

150 Farmington Lane, Suite 201  
Lancaster, PA 17601

### EXTON OFFICE:

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

### STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205  
State College, PA 16803

### WEST CHESTER OFFICE:

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

### NEW JERSEY OFFICE:

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

## LISTING AGENTS:



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## CONTACT US

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REPRESENTATION

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REPRESENTATION

INVESTMENT  
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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.

