

# YORK CROSSING SHOPPING CENTER

2100 York Crossing Drive | York, PA | 17404



JOIN

Great Clips®

metroPCS

McDonald's

Little Caesars®

BJ's

PLAZA·AZTECA

First National Bank

RESTAURANTES MEXICANOS

Target

ACTIVE MEMBER OF:  
**RETAIL** BROKERS NETWORK

York Office: 3528 Concord Rd. York, PA 17402  
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341  
Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601

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**Bennett Williams**  
RETAIL



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PAD SITE AVAILABLE | 2 ACRES | FOR LEASE



PROJECT

York Crossing Shopping Center, a 267,022-square foot dual anchored retail shopping center centrally located in York, Pennsylvania at the signalized intersection of Carlisle Avenue (22,000 CPD) and York Crossing Drive, just 25 miles West of Lancaster, PA., 25 miles south of Harrisburg, PA., and 55 miles north of Baltimore, MD. The center is anchored by dominant retailers, Target and BJ's Wholesale. York Crossing is also home to other leading retailers such as Little Caesar's, Great Clips and Metro PCS to name a few.

LOCATION

The center benefits from a demographic area that includes top manufacturers in York County such as Target, Starbucks, Harley Davidson and Johnson Controls, all with substantial distribution centers along I-83 just a few short miles away, as well as UPMC Pinnacle Memorial Hospital's new 220,000 square foot replacement hospital, which opened in August 2019. The center receives visibility from two of the most traveled roads in West York, Carlisle Avenue and Route 30.

TRADE AREA

Adding to the stability of the project, York Crossing Shopping Center shows a 20-minute drive time demographic of over 285,000 people with household incomes more than \$70,000 and daytime employment demographics equally as strong with 167,000. The areas growth over the last 10 years has increased over 30% since 2000 with over 8,500 new homes. The demographics within a 5-mile radius include 137,701 people in 56,870 homes, a labor force of 109,278 with an average household income of \$68,715.



POPULATION		3 MILES - 73,331	EMPLOYEES		3 MILES - 42,901
		5 MILES - 137,105			5 MILES - 84,323
		7 MILES - 189,411			7 MILES - 119,623
AVERAGE HH		3 MILES - \$65,400	HOUSEHOLDS		3 MILES - 28,469
		5 MILES - \$73,032			5 MILES - 54,450
		7 MILES - \$76,257			7 MILES - 74,478

TRAFFIC COUNTS: CARLISLE AVENUE: 22,000 VPD



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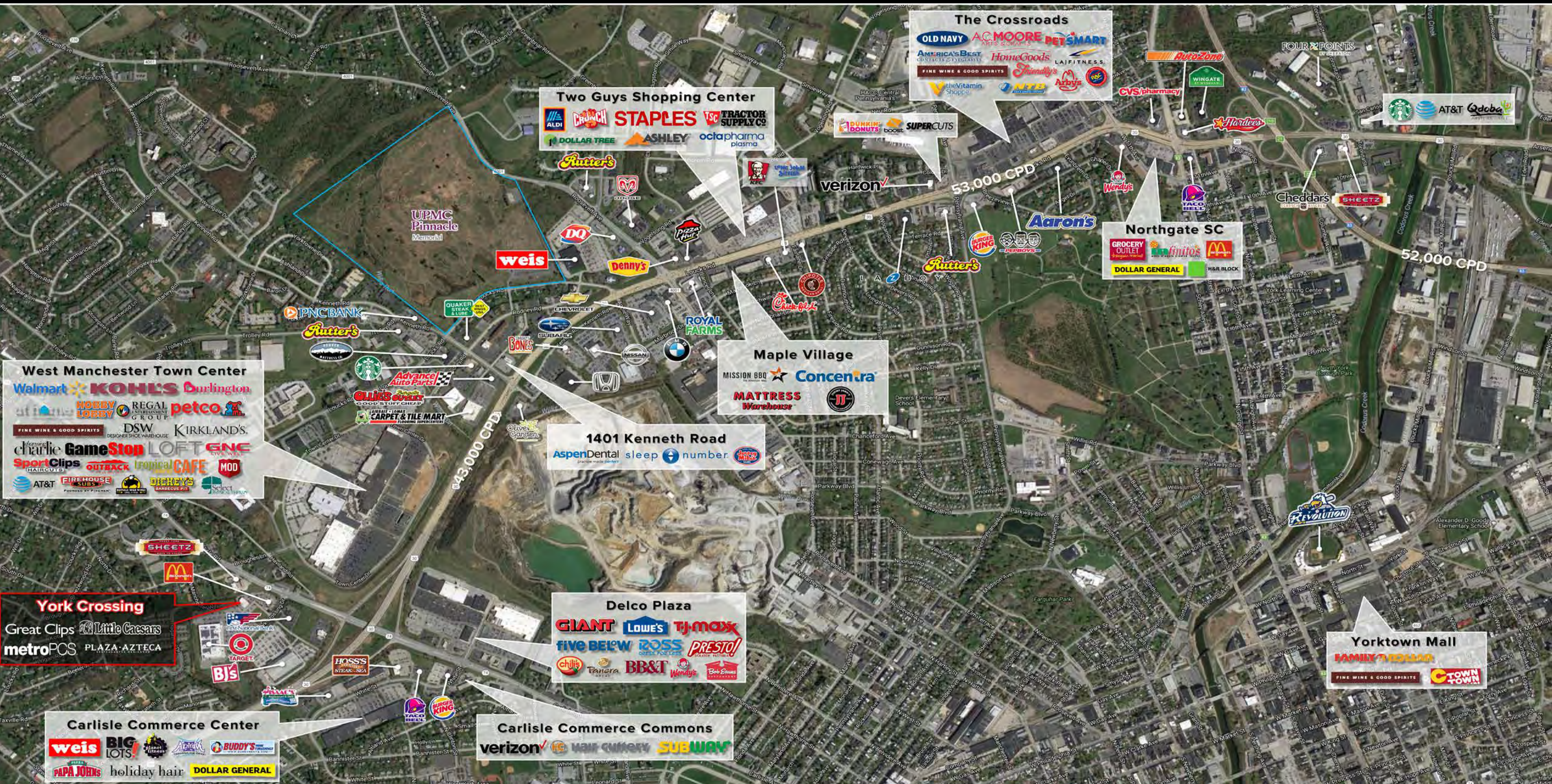
## TENANT ROSTER

SPACE	TENANT	AREA (SQ FT)
C	LITTLE CAESAR'S	1,200
D	GREAT CLIPS	1,575
E	THE POPCORN LOFT	1,620
F	FAMOUS HOT WEINER	2,068
G	MIKADO	1,700
H	NAILS BY MICHELLE	1,465
I	METRO PCS	1,300
L	PLAZA AZTECA	8,140
M	AVAILABLE - PAD SITE	2 ACRES
N	THE AUTO SPA EXPRESS	2.13 ACRES





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