

# YORK CROSSING

## SHOPPING CENTER



YORK CROSSING DR

±1 ACRE PAD SITE

±1,300 SF

2100 YORK CROSSING DRIVE  
YORK, PA | 17404

±1,300 SF + 1 AC PAD SITE  
**AVAILABLE FOR LEASE**



# PROPERTY OVERVIEW

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 and Great Clips.



**3.9 M**  
VISITS PER YEAR

**32 MIN**  
AVG DWELLING TIME

SOURCE: PLACER AI



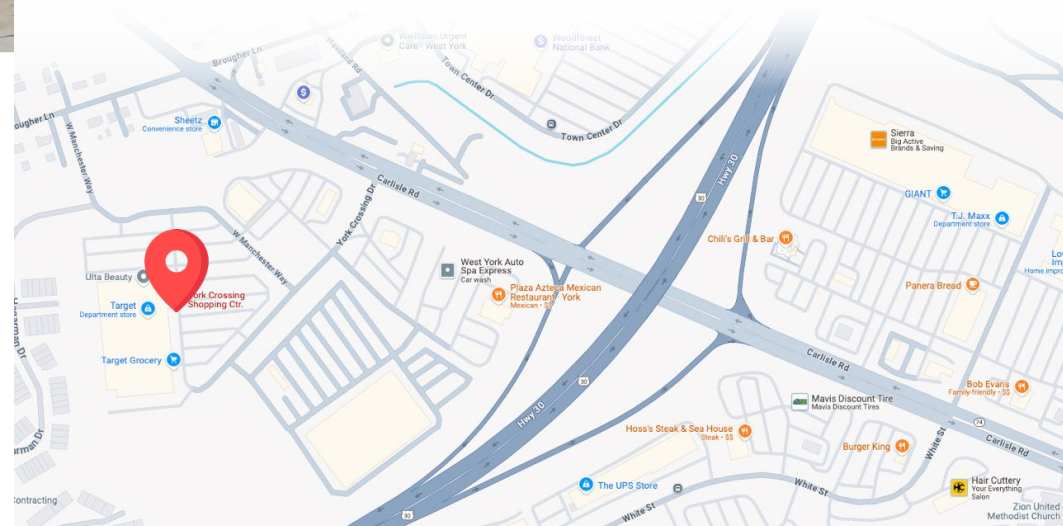


# LOCATION OVERVIEW

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 187,000 people with household incomes more than \$100,000 and daytime employment demographics equally as strong with 86,671. 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 146,235 people in 57,960 homes, a labor force of 63,850 with an average household income of \$98,129.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	77,448	146,235	199,432
TOTAL EMPLOYEES	39,192	63,850	92,365
AVERAGE HHI	\$92,551	\$98,129	\$102,247
TOTAL HOUSEHOLDS	30,359	57,960	78,680

**TRAFFIC COUNTS: RT 74 ±60,000 VPD | RT 30 ±94,000 VPD**



# SITE PLAN



## 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	AVAILABLE	1,300
L	PLAZA AZTECA	8,140
M	AVAILABLE PAD SITE	1 ACRE
N	THE AUTO SPA EXPRESS	2.13 ACRES



# MARKET OVERVIEW

### NORTHWEST PLAZA

- TSC TRACTOR SUPPLY CO
- Staples
- CRUNCH
- ALDI

- CVS pharmacy
- Auto Zone
- Wendy's
- McDonald's
- Hardee's

### WEST MANCHESTER MALL

- Walmart
- REGAL
- petco
- HOBBY LOBBY
- Burlington
- at home
- tropical SMOOTHIE CAFE
- LOFT
- KIRKLAND'S
- KOHL'S
- crumbl COOKIES
- SportClips HAIRCUTS
- FINE WINE & GOOD SPIRITS

### THE CROSSROADS

- OLD NAVY
- INTERIORSHOME
- PETSMART
- SPROUTS FARMERS MARKET
- FINE WINE & GOOD SPIRITS

### MAPLE VILLAGE

- MISSION BBQ
- MATTRESS Warehouse
- Chick-fil-z
- Maple Donuts

### YORK CROSSING SC

- Target
- BJS
- Little Caesars
- Great Clips
- McDonald's
- RAMOUS HOT WEINER
- PLAZA AZTECAS
- POPCORN LOFT

### OUTBACK STEAKHOUSE

### DELCO PLAZA

- GIANT
- five BELOW
- ROSS DRESS FOR LESS
- LOWE'S
- Wendy's
- T.J. MAXX
- SIERRA
- Panera BREAD
- Bob Evans
- Pepperoni's

### CARLISLE COMMERCE CENTER

- weis
- DOLLAR GENERAL
- BIG LOTS!
- holiday hair
- ISAAC'S
- The UPS Store
- planet fitness
- Sherwin Williams
- M<sup>st</sup> MEMBERS 1<sup>st</sup>

- BURGER KING
- TACO BELL
- MAVIS DISCOUNT TIRE



# Bennett Williams

COMMERCIAL REAL ESTATE

## 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 107  
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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## 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.

