

YORK CROSSING

SHOPPING CENTER



2100 YORK CROSSING DRIVE
YORK, PA | 17404

±1 AC PAD SITE
AVAILABLE FOR LEASE



BLAKE SHAFFER | BRAD ROHRBAUGH | CHAD STINE
For Lease Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

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.



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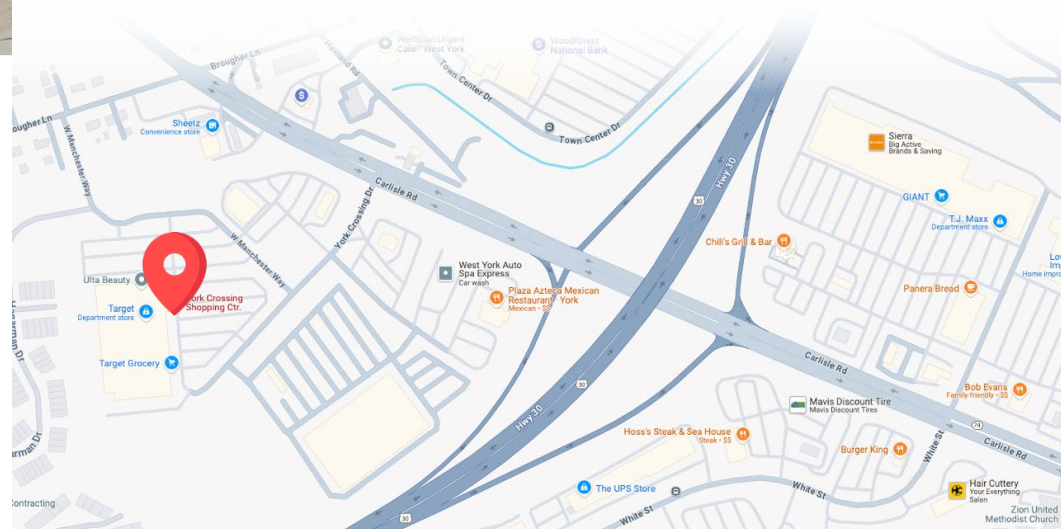
TRADE AREA

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			

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.



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



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MARKET OVERVIEW

NORTHWEST PLAZA

TSC TRACTOR SUPPLY CO

Staples



CVS pharmacy

Auto Zone



WEST MANCHESTER MALL

Walmart REGAL petco

HOBBY LOBBY

Burlington

at home

tropical SMOOTHIE CAFE

LOFT crumbl COOKIES

KIRKLAND'S

KOHL'S

SportClips HAIRCUTS

FINE WINE & GOOD SPIRITS

SHEETZ

YORK CROSSING SC



Little Caesars



Great Clips



PLAZA AZTECAS



CARLISLE COMMERCE CENTER

weis

DOLLAR GENERAL

BIG LOTS

holiday hair

ISAAC'S

The UPS Store



M1st



MAPLE VILLAGE



MATTRESS Warehouse



DELCO PLAZA

GIANT

five BELOW



ROSS DRESS FOR LESS

LOWE'S

T.J. MAXX

SIERRA

Panera BREAD

Bob Evans



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Bennett Williams

COMMERCIAL REAL ESTATE

OUR LOCATIONS:

YORK OFFICE:

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York, PA 17402

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

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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
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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.

