

2100 York Crossing Drive
York, PA | 17404

York Crossing Shopping Center

FOR LEASE
± 2 Acres Pad Site



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, Great Clips and Metro PCS to name a few.

JOIN:



BW Blake Shaffer | Brad Rohrbaugh | Chad Stine
For Sale Information: 717.843.5555 | Learn more online at www.bennettwilliams.com

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COMMERCIAL BROKERAGE. *Redefined.*

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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 MILE- 73,331
5 MILE- 137,105
7 MILE- 189,411



EMPLOYEES

3 MILE- 42,901
5 MILE- 84,323
7 MILE- 119,623



AVERAGE HHI

3 MILE- \$65,400
5 MILE- \$73,032
7 MILE- \$76,257



HOUSEHOLDS

3 MILE- 28,469
5 MILE- 54,450
7 MILE- 74,478

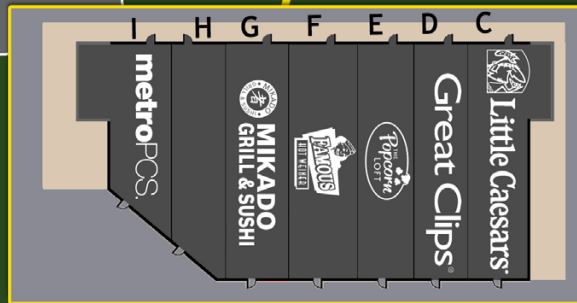
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SITE PLAN

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	METRO PCS	1,300
L	PLAZA AZTECA	8,140
M	AVAILABLE PAD SITE	2 ACRES
N	THE AUTO SPA EXPRESS	2.13 ACRES

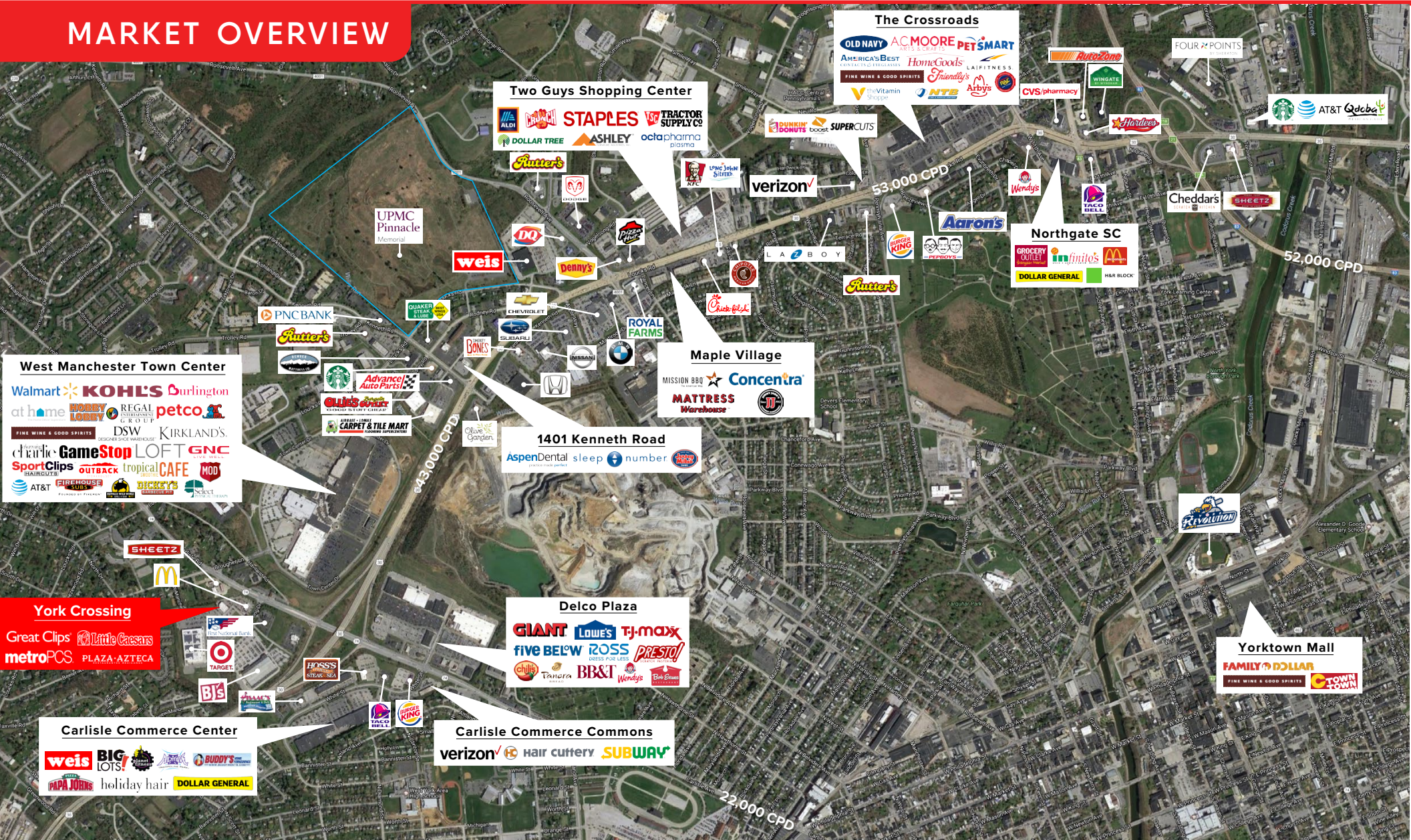


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MARKET OVERVIEW



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

WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310
Williamsport, PA 17701

NEW JERSEY OFFICE:

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

LISTING AGENTS:



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CStine@bennettwilliams.com

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717.843.5555 | www.bennettwilliams.com

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REPRESENTATION

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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.

