

# YORK MALL SHOPPING CENTER

2801 EAST MARKET STREET | YORK, PA 17402 | YORK COUNTY



UP TO ±14,000 SF & PADS

## AVAILABLE FOR LEASE

OWNED &  
MANAGED BY

THE  
KROENKE  
GROUP



ADAM HAGERMAN | CALE BRUSO | BRAD ROHRBAUGH | CHAD STINE

FOR LEASING INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT [WWW.BENNETTWILLIAMS.COM](http://WWW.BENNETTWILLIAMS.COM)



COMMERCIAL BROKERAGE. *Redefined.*

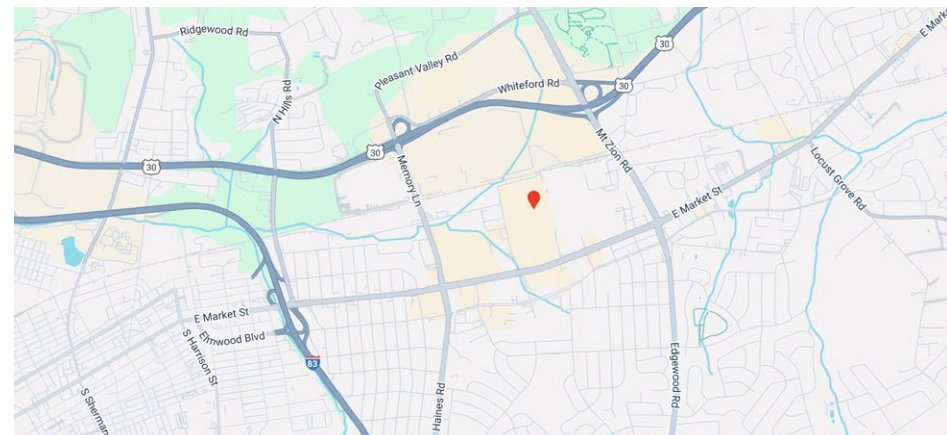


# PROPERTY OVERVIEW

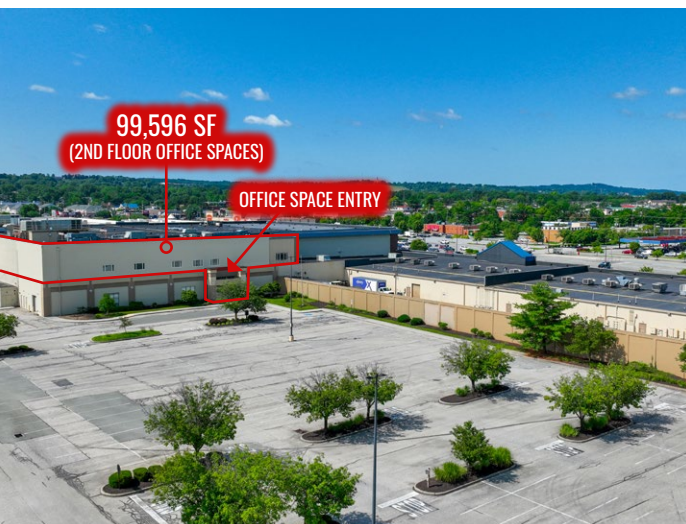
<b>PROPERTY GLA</b>	±603,435 SF (Does not include Sam's Club)
<b>AVAILABILITY</b>	Buildable: ±14,000 SF 2 Pad Sites: ±0.50 AC Space 1: ±3,188 SF Space 7: ±99,596 SF Space 8A: ±5,000 SF (To be created) Space 11: ±10,247 SF (Former Party City)
<b>ASKING RENT</b>	Upon Request
<b>NNN</b>	\$3.88 per SF
<b>PARKING</b>	3,187 for entire center
<b>TRAFFIC COUNTS</b>	±55,000 VPD along US-30 (Arsenal Rd) ±35,000 VPD along Mt Zion ±25,000 VPD along E Market St
<b>ANCHORS</b>	Walmart, Sam's Club, Dollar Tree, Academy Sports



DEMOGRAPHICS	5 MILE	7 MILE	10 MILE
POPULATION	145,856	211,933	296,966
EMPLOYEES	64,853	94,629	111,126
AVERAGE HHI	\$97,226	\$102,872	\$103,826
HOUSEHOLDS	56,930	83,165	116,719









# SITE PLAN



UNIT	TENANT	SF
1	AVAILABLE	3,188
2	H&R BLOCK	2,000
3	CAPTAIN KRAB	6,936
4	SALLY BEAUTY	2,064
5	DOLLAR TREE	9,000
6	XFINITY	4,500
7	AVAILABLE (2nd Floor Space)	99,596
8	ACADEMY SPORTS	61,931
8A	AVAILABLE	5,000
9	WALMART	240,573
10	CHICK-FIL-A	4,739
11	AVAILABLE (FORMER PARTY CITY)	10,247
12	CHUCK E. CHEESE	10,031
13	PANERA	4,500
14	POSH NAIL & SPA	1,046
15	NOTHING BUNDT CAKES	1,184
16	CRICKET WIRELESS	1,173
17	M&T BANK	3,556
18	APPLEBEE'S	4,763
19	BUFFALO WILD WINGS	5,670
20	SAM'S GAS STATION	PAD
PAD 1	PAD	0.50 AC
PAD 2	PAD	0.50 AC
PAD 3	FUTURE EXPANSION	14,000 SF



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# MARKET OVERVIEW

## YORK GALLERIA MALL



## YORK TOWN CENTER



## STONYBROOK SHOPPING CENTER



## YORK MARKETPLACE



## FIREHOUSE SHOPPES



## YORK MALL SHOPPING CENTER





# 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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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.

