

# 2039 SOUTH QUEEN STREET

York, PA | 17403

FOR LEASE

PROPOSED ± 1,952 SF RETAIL BUILDING AVAILABLE | FOR LEASE



## PROJECT

Proposed 1,952 SF retail building available for lease on S. Queen St. in front of the Queensgate Towne Center. Site will have access from S. Queen St. and Springwood Rd. Busy area surrounded by retail, restaurants, commercial, and medical office on the south side of York. High profile location with great visibility and traffic. Possible drive-thru available.

## LOCATION

Located on S. Queen St. in front of the Queensgate Towne Center on the south end of York. Property is conveniently located in the market less than 1 mile from I-83. Other retailers and businesses in the area include Frank's Theaters, Weis Markets, AT&T, Gold's Gym, Mattress Warehouse, Starbucks, McDonald's, Panera Bread, T-Mobile, Jimmy John's, Noodles & Co., CVS, Walgreens, Sheetz, and Wellspan medical center. Great location for retail, restaurant, bank, and office.

## TRADE AREA

This area of York is fast growing with a population of 79,182 people within 3 miles. Average household income is \$74,815 within 3 miles. Traffic count on S Queen St at the site is aproximately 20,000 cars per day. The site is within 5 minutes of downtown York and less than a mile from I-83. S Queen St also known as Route 74 is a major traffic artery running north and south from York. Starbucks, Chipotle, Jersey Mike's Panera Bread, T-Mobile, and Noodle Co. have all opened in the immediate are over the past 5 years.

NEARBY RETAILERS

MATTRESS Warehouse

SHEETZ





Fulton Bank






Walgreens

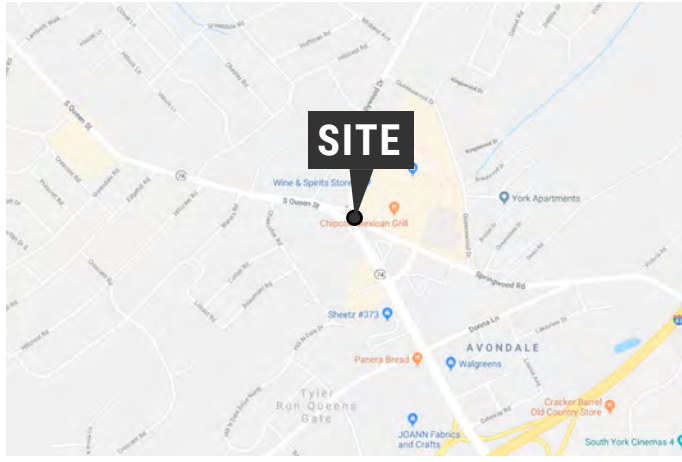
TACO BELL

WELLS FARGO



DEMOGRAPHICS		3 MILE	5 MILE	7 MILE
	POPULATION	79,182	148,540	202,748
	TOTAL EMPLOYEES	59,693	100,768	119,433
	AVERAGE HHI	\$74,815	\$73,612	\$76,181
	TOTAL HOUSEHOLDS	31,693	59,436	81,440

TRAFFIC COUNTS						
S QUEEN ST: 20,000 VPD		SPRINGWOOD RD: 11,000 VPD				



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

BLAKE GROSS | DAVE NICHOLSON  
717-843-5555  
www.bennettwilliams.com

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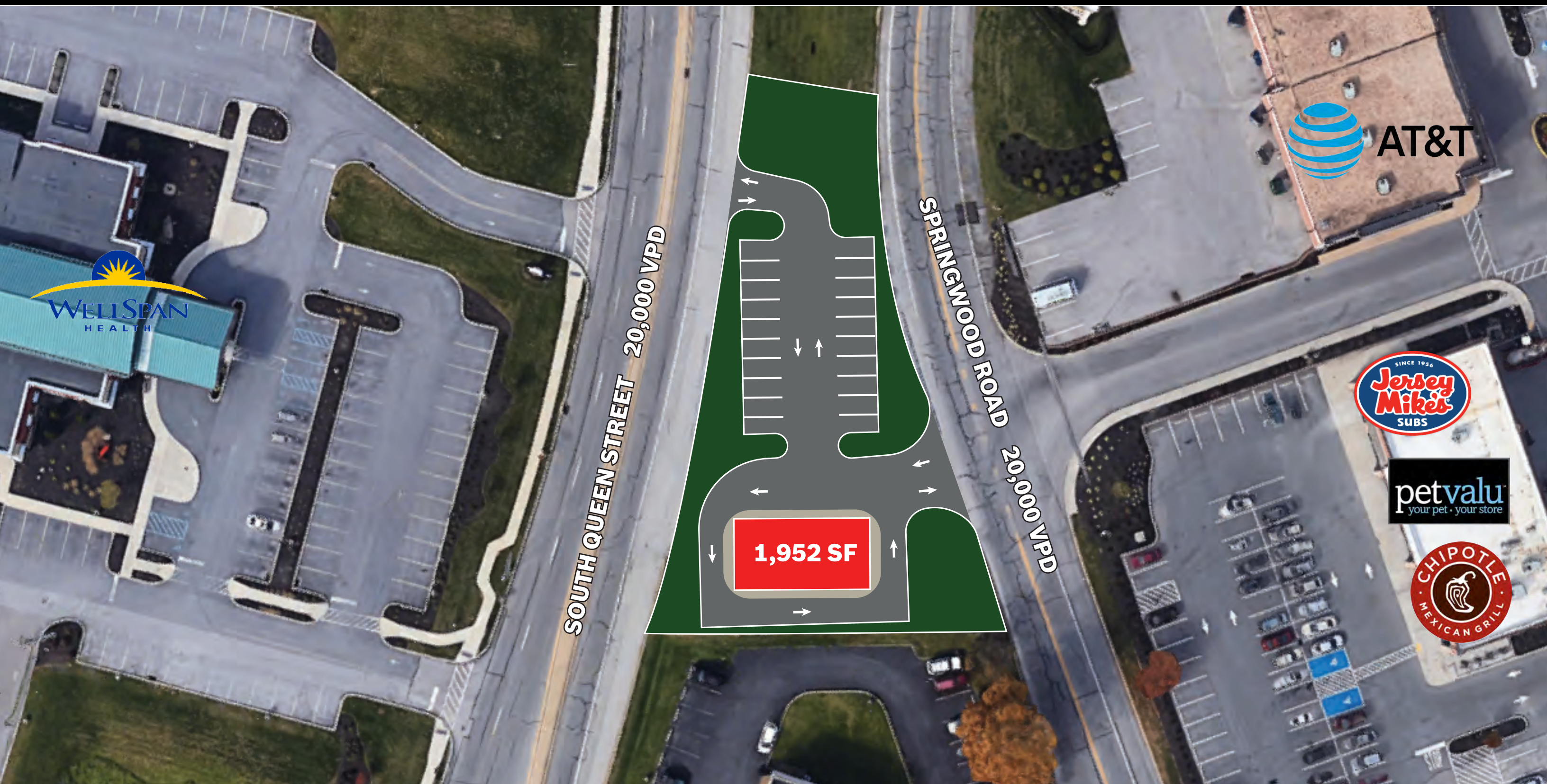
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