

Shoppes on the Trail

York, PA | 17406

Available For Lease

± 3,778 SF RETAIL SPACE



Church Rd



18,247 VPD



Blake Shaffer | Adam Hagerman | Brad Rohrbaugh | Chad Stine
For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

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PROJECT

Shoppes on the Trail is a redevelopment opportunity for lease located on a signalized corner on North Susquehanna Trail, just a quarter mile from the I-83 Emigsville Exit. The redevelopment will include a drive-thru and new construction perfect for any food, service, or retail-oriented user. The site is surrounded by a large daytime employment population and a growing residential sector. The project features access along N Susquehanna Trail with ample parking, visibility, and multiple points of access.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	29,226	118,399	182,225
TOTAL EMPLOYEES	20,074	72,514	111,819
AVERAGE HHI	\$88,538	\$66,862	\$72,251
TOTAL HOUSEHOLDS	11,714	47,929	72,821

TRAFFIC COUNTS: Church Rd: ±18,247 VPD I-83: ±124,820 VPD

LOCATION

Shoppes on the Trail is a 8,340 SF redevelopment opportunity for lease located on a signalized corner on North Susquehanna Trail, just a quarter mile from the I-83 Emigsville Exit. The redevelopment will include a drive-thru and new construction perfect for any food, service, or retail-oriented user. The site is surrounded by a large daytime employment population and a growing residential sector. The project features access along N Susquehanna Trail with ample parking, visibility, and multiple points of access.

TRADE AREA

Adding to the stability of the project, **Shoppes on the Trail** shows a 3-mile radius demographic of over 29,226 people with household incomes of more than \$88,538 and daytime employment demographics equally as strong with 23,002. The demographics within a 7-mile radius include 182,225 people in 72,821 homes, a labor force of 111,819 with an average household income of \$72,251. The area's growth since 2000 has increased over 15% with over 11,102 new homes.



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Site Plan



PROPOSED SITE PLAN



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MARKET AERIAL



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ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

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Bennett Williams

COMMERCIAL REAL ESTATE

OUR LOCATIONS:

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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:



Blake Shaffer

BShaffer@bennettwilliams.com



Adam Hagerman

AHagerman@bennettwilliams.com



Brad Rohrbaugh

BRohrbaugh@bennettwilliams.com



Chad Stine

CStine@bennettwilliams.com

CONTACT US

717.843.5555 | www.bennettwilliams.com

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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.

