

FOR LEASE

± 1,640 SF

Stony Brook

SHOPPETTE

3651 E Market Street | York, PA 17402



± 1,640 SF

E Market Street - #21,000 VPD

Stony Brook
SHOPPETTE

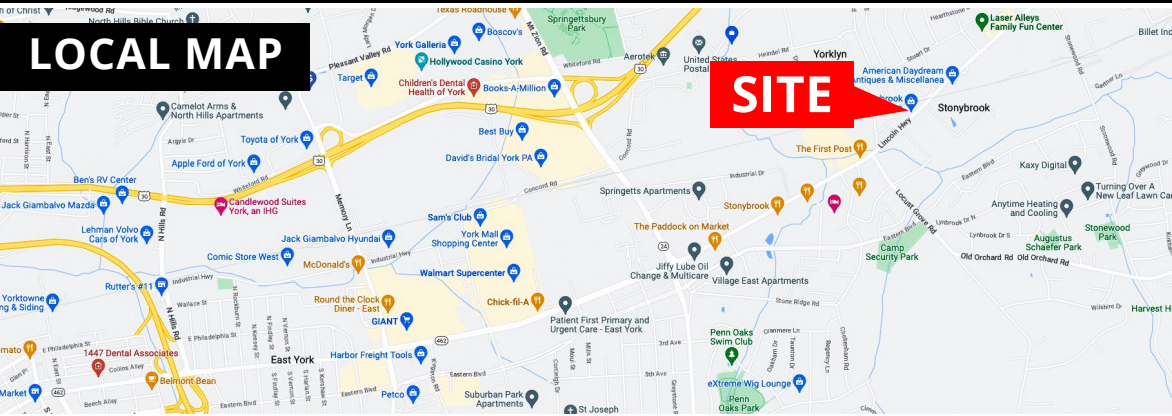
STONY BROOK SHOOTING SUPPLIES	BARK OF THE TOWN PET GROOMING SALON
Atlas <small>BARBER SHOP & GROOMING</small>	MARKET STREET DELI
STONY BROOK BARBER SHOP	BUILT TO LAST 2 TATTOO
REGIONAL DENTAL LAB	LADIES & GENTLEMEN HAIR STUDIO
SKY'S THE LIMIT SALON	STONY BROOK LAUNDROMAT
	DONNA'S NAILS

Stony Brook Shoppette is a very unique commercial property with a long history of success in the East York market, along East Market Street. The property is situated on 5 separate tax parcels that are in total 3.55 Acres in York County. With the property having such a great location along East Market Street, it sees an immense amount of traffic daily and is convenient for consumers to get to.

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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	39,790	110,042	198,934
TOTAL EMPLOYEES	22,068	56,848	94,869
AVERAGE HHI	\$83,939	\$78,822	\$78,755
TOTAL HOUSEHOLDS	15,715	42,913	77,670

TRAFFIC COUNTS: E Market Street - ± 21,000 VPD



BW COMMERCIAL
Abe Khan | Ashlee Lehman | Brad Rohrbaugh | Chad Stine
For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com

ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

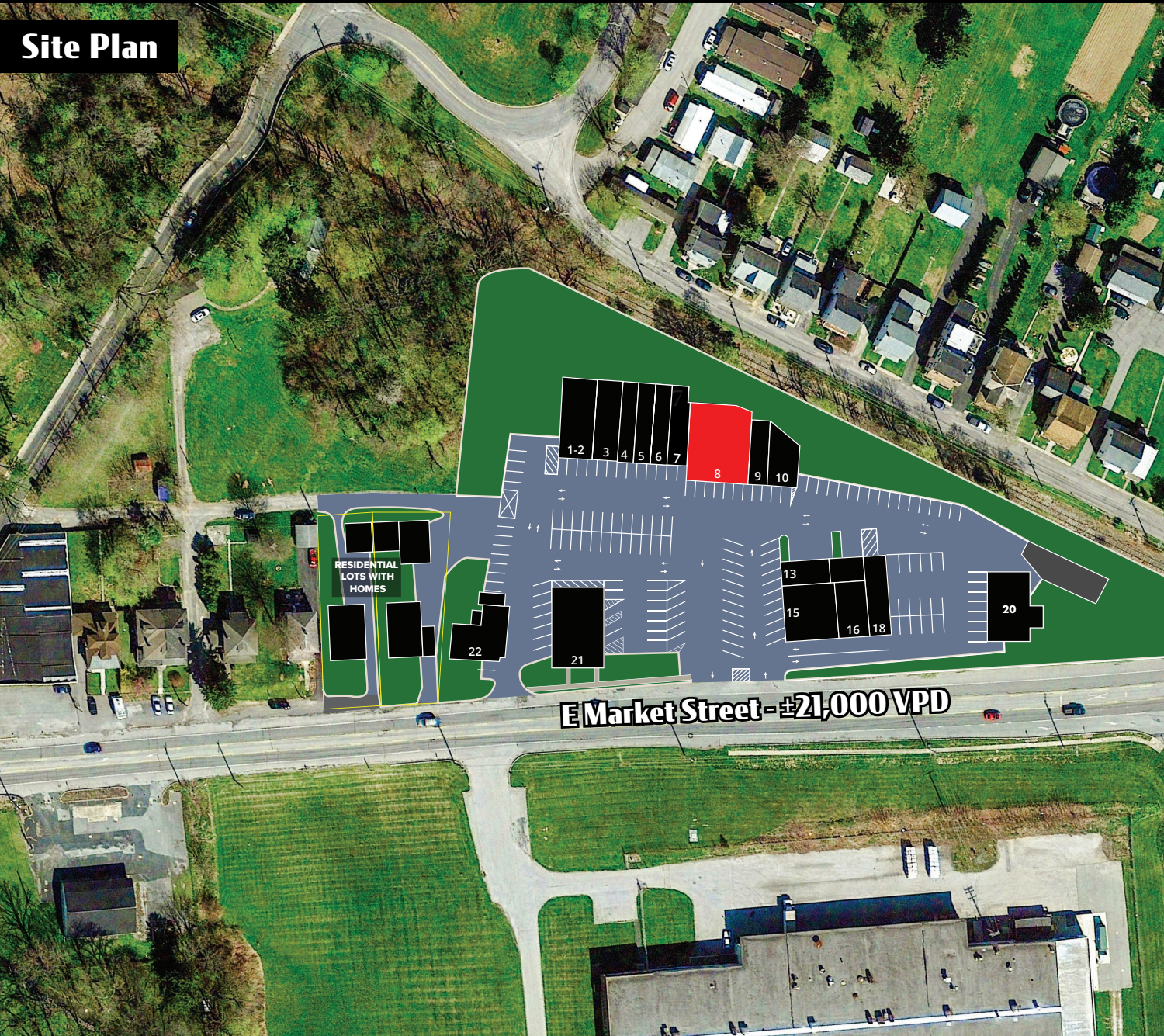
COMMERCIAL BROKERAGE. *Redefined.*

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Site Plan



SUITE	TENANT	SF
1-2	Grocery Store	1,624
3	All American Tattoo Co.	1,102
4	Donna's Nails	800
5	Liebe Krafted Designs	1,044
6	Yugen Brazilian Jiu Jitsu	1,044
7	Leased	600
8	AVAILABLE	1,640
9	Ladies & Gentlemen Hair Studio	700
10	We Got Granite	1,000
13	Dream Fashion Week	680
15	Market Street Deli	575
16	Stony Brook Barber Shop	575
18	Stony Brook Gun Shop	1,650
20	Amerex	2,200
21	Bark of the Town	2,500
22	The Olde T Goose	1,900
CENTER TOTAL		19,634



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Market Aerial



York Galleria



York Towne Center



East Market Plaza



Stonybrook Shopping Center



York Mall Shopping Center



York Marketplace



About Bennett Williams

Bennett WILLIAMS
COMMERCIAL REAL ESTATE

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.

At Bennett Williams, your investments are always in good hands. Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the investment sales segment of the industry.



Bennett Williams is a member of the Capital Markets Real Estate Network, a nationwide network of professionals dedicated to, and specializing in the capital markets segment of commercial real estate. CMRE is comprised of the most highly-qualified, best-experienced independent Capital Market real estate professionals.



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