

SUSQUEHANNA SQUARE

3245 N SUSQUEHANNA TRAIL • YORK, PA • 17406

SITE

±10,000 VPD

±1,892 – 2,006 SF

FOR LEASE



BLAKE SHAFFER | ADAM HAGERMAN | BRAD ROHRBAUGH | CHAD STINE
FOR LEASING INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT WWW.BENNETTWILLIAMS.COM



COMMERCIAL BROKERAGE. *Redefined.*

PROPERTY OVERVIEW

Susquehanna Square 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.

LOCATION

Susquehanna Square 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.



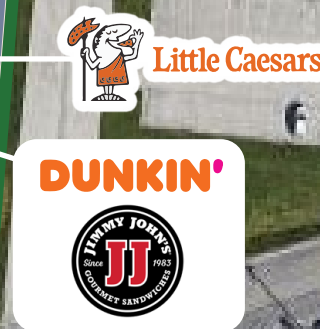
DEMOGRAPHICS	5 MILE	7 MILE	10 MILE
POPULATION	128,727	195,324	272,293
EMPLOYEES	59,880	85,237	104,186
AVERAGE HHI	\$93,930	\$100,887	\$104,570
HOUSEHOLDS	50,639	76,257	106,733

TRADE AREA

Adding to the stability of the project, Susquehanna Square shows a 3-mile radius demographic of over 31,077 people with household incomes of more than \$125,015 and daytime employment demographics equally as strong with 17,084. The demographics within a 7-mile radius include 195,324 people in 76,257 homes, a labor force of 85,237 with an average household income of \$100,887. The area's growth since 2000 has increased over 17% with over 19,146 new homes.

SITE PLAN

SUITE	TENANT	SF
1	DUNKIN' / JIMMY JOHN'S	2,678
2	LITTLE CAESAR'S	1,444
3	AVAILABLE	2,006
4	AVAILABLE	1,892

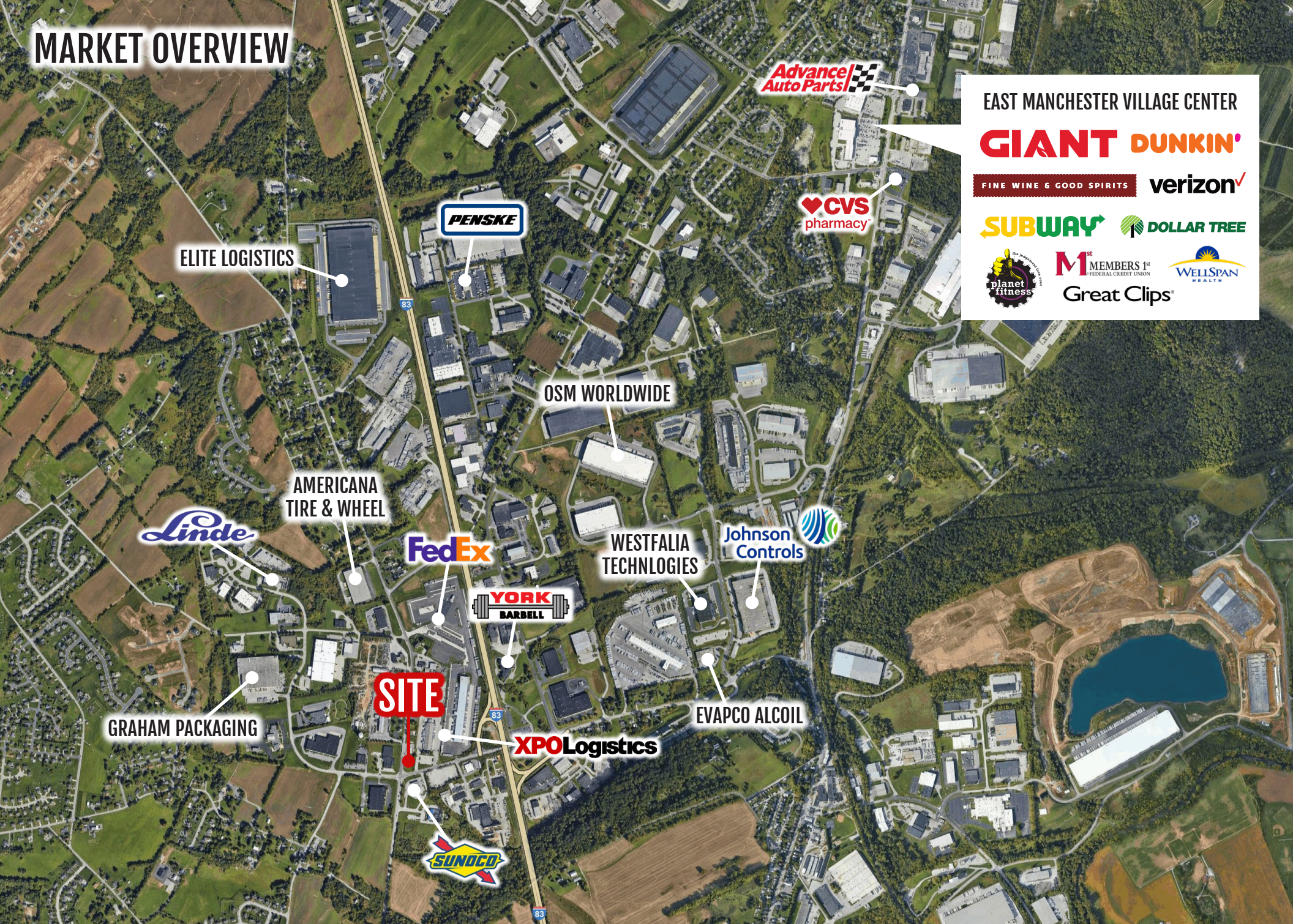


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MARKET OVERVIEW



EAST MANCHESTER VILLAGE CENTER

GIANT **DUNKIN'**

FINE WINE & GOOD SPIRITS **verizon**

SUBWAY **DOLLAR TREE**

planet fitness **M¹ MEMBERS 1st FEDERAL CREDIT UNION** **WELLSPAN HEALTH**

Great Clips

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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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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.

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