

SUSQUEHANNA SQUARE

3245 N SUSQUEHANNA TRAIL • YORK, PA • 17406

SITE

±10,000 VPD

±1,464 - 1,742 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.

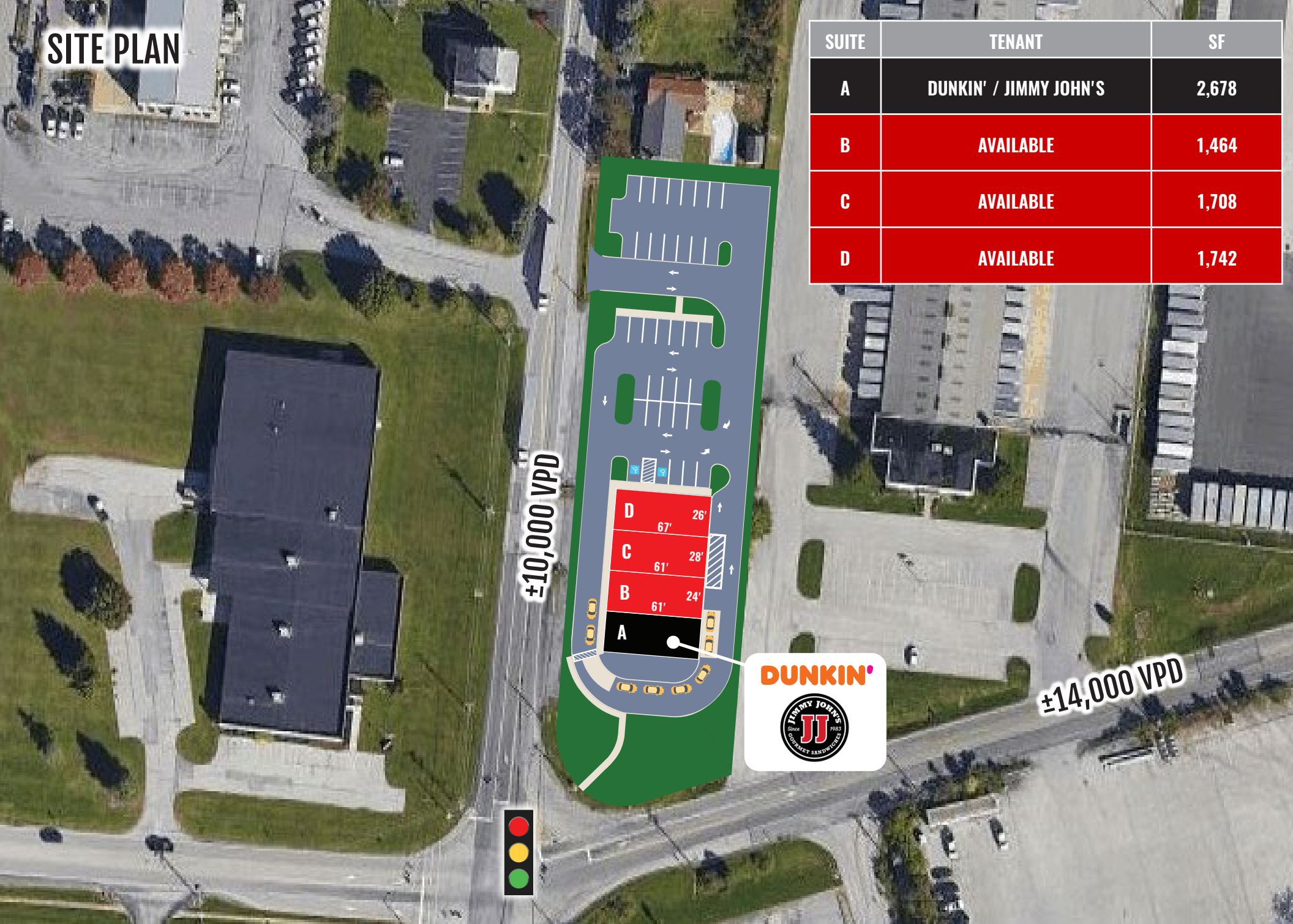


DEMOGRAPHICS	5 MILE	7 MILE	10 MILE
POPULATION	128,727	195,324	272,293
EMPLOYEES	59,880	85,237	104,186
AVERAGE HHI	\$93,930	\$100,887	\$104,570
HOUSEHOLDS	50,639	76,257	106,733

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



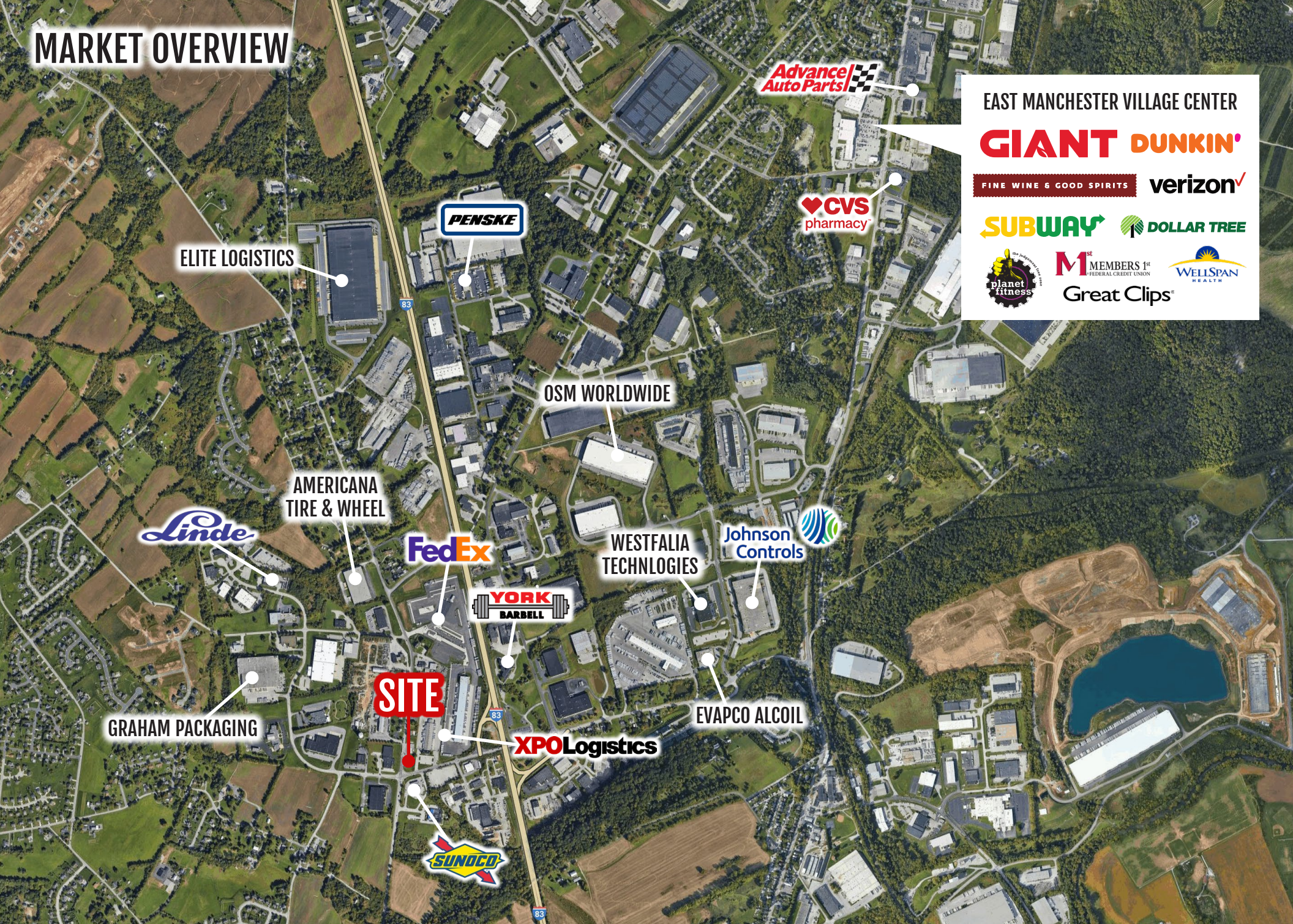
SUITE	TENANT	SF
A	DUNKIN' / JIMMY JOHN'S	2,678
B	AVAILABLE	1,464
C	AVAILABLE	1,708
D	AVAILABLE	1,742

±10,000 VPD

±14,000 VPD



MARKET OVERVIEW



EAST MANCHESTER VILLAGE CENTER

GIANT **DUNKIN'**

FINE WINE & GOOD SPIRITS **verizon**

SUBWAY **DOLLAR TREE**

planet fitness **M^{1st} MEMBERS 1st FEDERAL CREDIT UNION** **WELLSPAN HEALTH**

Great Clips

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

NEW JERSEY OFFICE:

236 E. Route 38, Suite 130
Moorestown, NJ 08057

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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.

