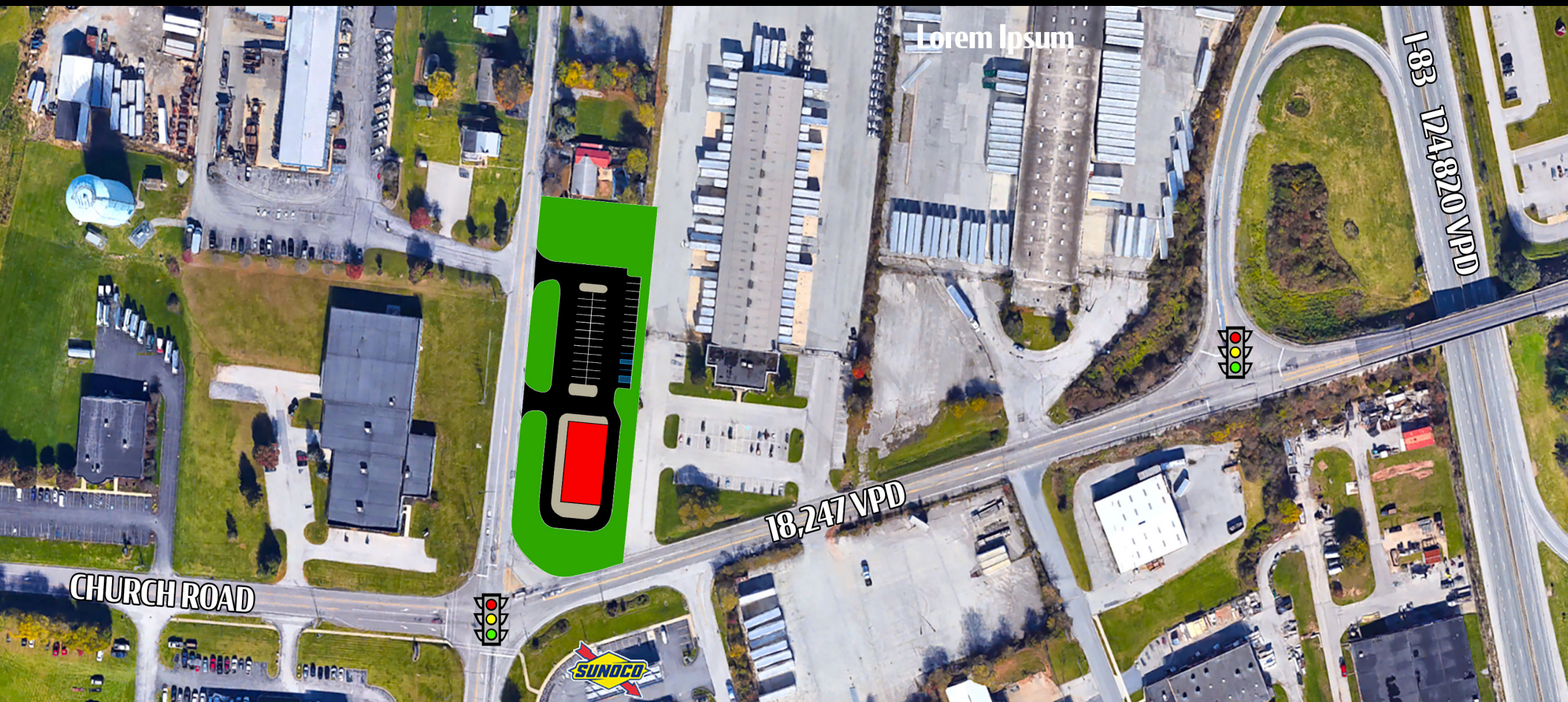


3245 N. Susquehanna Trail

York, PA | 17406

Available For Lease

± 5,200 SF RETAIL SPACE



PROJECT

3245 N Susquehanna 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.

LOCATION

3245 N Susquehanna Trail is a 3,352 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, 3245 Susquehanna 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.

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			

BLAKE SHAFFER | ADAM HAGERMAN | BRAD ROHRBAUGH | CHAD STINE
717.843.5555
www.bennettwilliams.com

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
New Jersey Office: 309 Fellowship Rd. Suite 200, Mt Laurel, NJ 08054

Bennett WILLIAMS
RETAIL

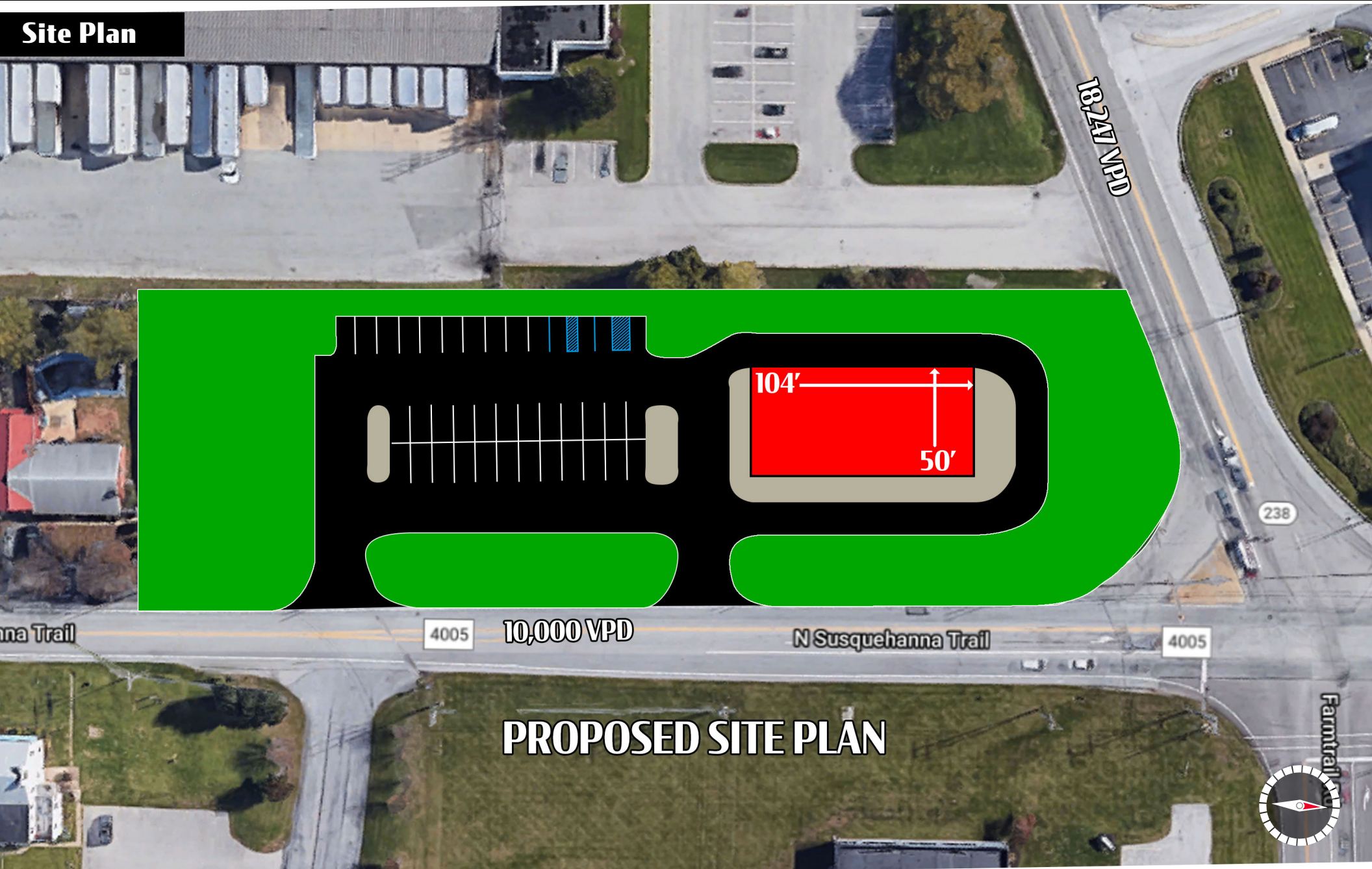
ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

3245 N. Susquehanna Trail

York, PA | 17406

Available For Lease

Site Plan



BLAKE SHAFFER | ADAM HAGERMAN | BRAD ROHRBAUGH | CHAD STINE
717.843.5555
www.bennettwilliams.com

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
New Jersey Office: 309 Fellowship Rd. Suite 200, Mt Laurel, NJ 08054

Bennett WILLIAMS
RETAIL

ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK

3245 N. Susquehanna Trail

York, PA | 17406

Available For Lease

MARKET AERIAL



BLAKE SHAFFER | ADAM HAGERMAN | BRAD ROHRBAUGH | CHAD STINE
717.843.5555
www.bennettwilliams.com

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
New Jersey Office: 309 Fellowship Rd. Suite 200, Mt Laurel, NJ 08054

Bennett WILLIAMS
RETAIL

ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK