

# 3245 N. Susquehanna Trail

York, PA | 17406

Available For Lease

± 6,255 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](http://www.bennettwilliams.com)

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COMMERCIAL BROKERAGE. *Redefined.*

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## 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.

### 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

**3245 N Susquehanna 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, **3245 N 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.



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## Site Plan



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## MARKET AERIAL



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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.

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.

## LISTING AGENTS:

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## OUR LOCATIONS:

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York, PA 17402

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1 E. Uwchlan Ave. Suite 409,  
Exton, PA 19341

### WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310,  
Williamsport, PA 17701

### LANCASTER OFFICE:

150 Farmington Lane  
Lancaster, PA 17601

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### CONTACT US

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