

± 1,460 SF

Plaza 2300

FOR LEASE

2300 Industrial Highway | York PA 17402



Overview

Plaza 2300 in a multi-tenant center centrally located in York, Pennsylvania which is situated along Industrial Highway. Surrounding the property are national brands such as McDonald's, Lowe's, Starbucks, Dollar General, and Crunch Fitness, to name a few. With its convenient location, this property is great for any user looking to grow their business in the growing York market.



Blake Shaffer | Bill Hess | Brad Rohrbaugh | Chad Stine

For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com

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COMMERCIAL BROKERAGE. *Redefined.*

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Location

Plaza 2300 is strategically positioned in the focused retail area of East York. The center benefits from the traffic flow of Industrial Highway (10,146 VPD) which gives convenient access to Route 30 (57,000 VPD) and I-83 (62,000 VPD). With a trade area that extends more than 5 miles, this location attracts a vast customer base. The high concentration of traffic from the surrounding retail allows the center to pull from the immediate and nearby markets.

Trade Area

Adding to the stability of the project, Plaza 2300 shows a 20-minute drive time demographic of over 235,565 people with household incomes of more than \$79,403 and daytime employment demographics equally as strong with 127,375. The demographics within a 10-mile radius include 279,700 people in 112,064 homes, a labor force of 225,340 with an average household income of \$80,800. The area's growth since 2000 has increased over 17.8% with over 19,987 new homes.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	74,431	142,952	207,984
TOTAL EMPLOYEES	44,905	75,443	96,606
AVERAGE HHI	\$71,196	\$75,614	\$80,135
TOTAL HOUSEHOLDS	29,159	55,655	81,335

TRAFFIC COUNTS: **Industrial Hwy** - 10,146 VPD

Available Space



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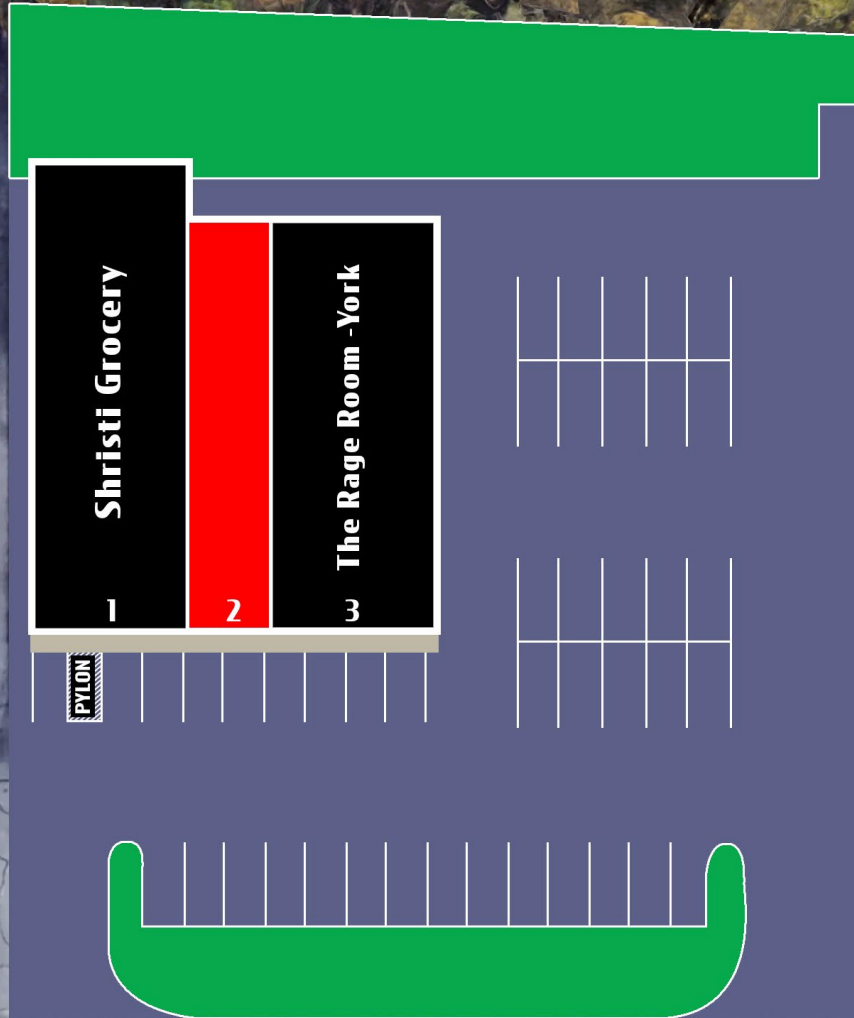
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SITE PLAN

SUITE	TENANT	SF
1	Shristi Grocery	3,500
2	AVAILABLE	1,460
3	The Rage Room - York	3,000



INDUSTRIAL HIGHWAY ±10,000 VPD



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MARKET AERIAL



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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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