Plaza 2300

2300 INDUSTRIAL HIGHWAY | YORK PA 17402



±3,000 SF FOR LEASE

Nearby: GIANT, LOWE'S, ALDI

BW COMMERCIAL

BLAKE SHAFFER | AUSTIN ECKENRODE | BRAD ROHRBAUGH | CHAD STINE

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

ACTIVE MEMBER OF: RETAIL BROKERS NETWORK

COMMERCIAL BROKERAGE. *Redefined.*

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.

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 254,832 people with household incomes of more than $103,402 and daytime employment demographics equally as strong with 105,864. The demographics within a 10-mile radius include 296,061 people in 116,262 homes, a labor force of 110,325 with an average household income of $104,927. 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	78,424	148,678	216,335
TOTAL EMPLOYEES	42,467	70,916	94,504
AVERAGE HHI	$90,392	$98,824	$103,435
TOTAL HOUSEHOLDS	31,102	58,029	84,888

TRAFFIC COUNTS: Industrial Hwy - 10,000 VPD

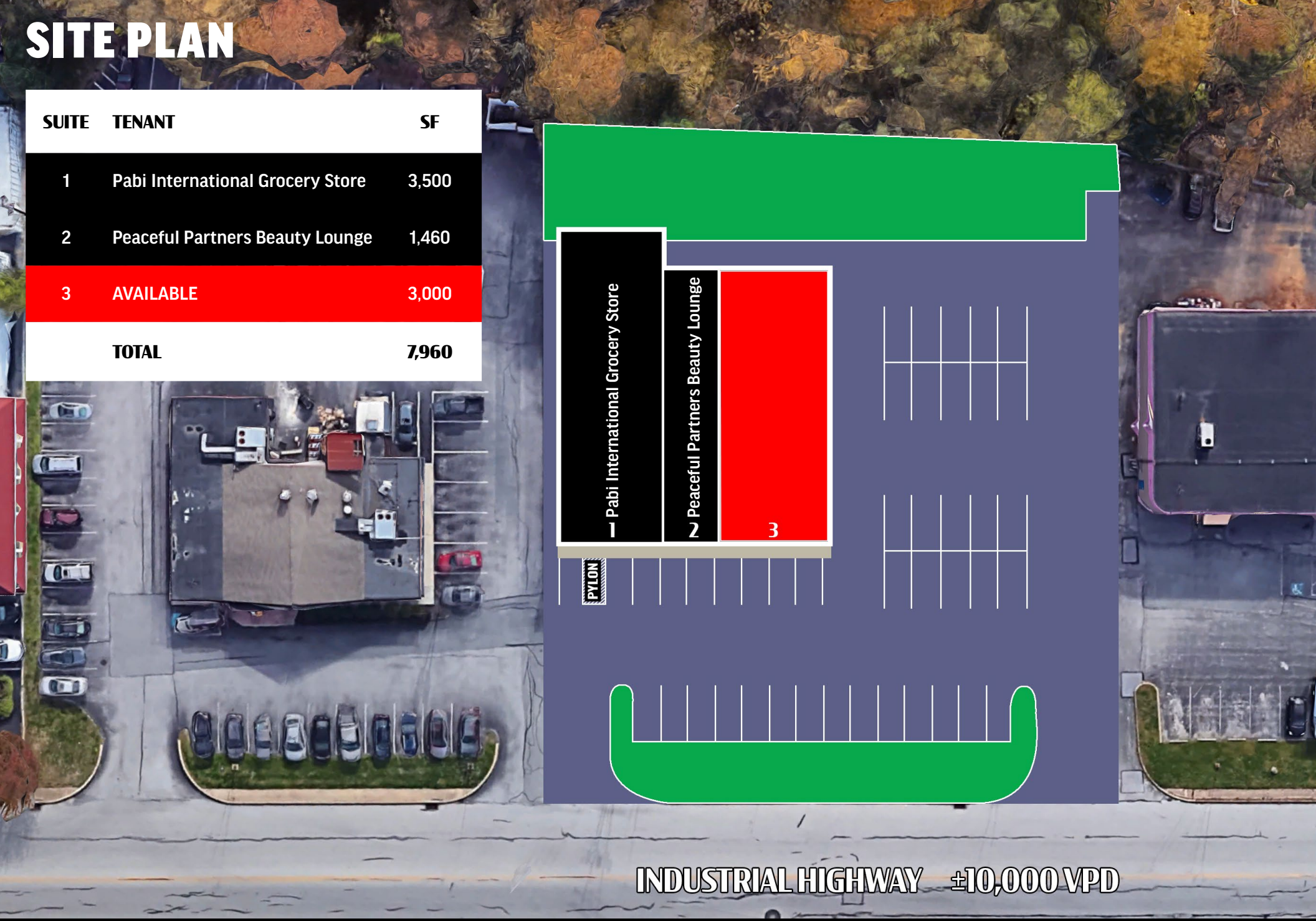


BW COMMERCIAL
BLAKE SHAFFER | AUSTIN ECKENRODE | BRAD ROHRBAUGH | CHAD STINE
For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com

ACTIVE MEMBER OF: RETAIL BROKERS NETWORK
COMMERCIAL BROKERAGE. *Redefined.*

SITE PLAN

SUITE	TENANT	SF
1	Pabi International Grocery Store	3,500
2	Peaceful Partners Beauty Lounge	1,460
3	AVAILABLE	3,000
	TOTAL	7,960



BW COMMERCIAL
BLAKE SHAFFER | AUSTIN ECKENRODE | BRAD ROHRBAUGH | CHAD STINE
For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com

ACTIVE MEMBER OF: RETAIL BROKERS NETWORK
COMMERCIAL BROKERAGE. Redefined.

MARKET AERIAL



BW COMMERCIAL

BLAKE SHAFFER | AUSTIN ECKENRODE | BRAD ROHRBAUGH | CHAD STINE

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

ACTIVE MEMBER OF: RETAIL BROKERS NETWORK

COMMERCIAL BROKERAGE. *Redefined.*

Bennett Williams
COMMERCIAL REAL ESTATE

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

LISTING AGENTS:



BLAKE SHAFFER
bshaffer@bennettwilliams.com



AUSTIN ECKENRODE
austin@bennettwilliams.com



BRAD ROHRBAUGH
brohrbaugh@bennettwilliams.com



CHAD STINE
cstine@bennettwilliams.com

CONTACT US
717.843.5555 | www.bennettwilliams.com

LANDLORD REPRESENTATION | TENANT REPRESENTATION | INVESTMENT SALES | PROPERTY MANAGEMENT



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.

RETAIL BROKERS NETWORK

ICSC