FOR LEASE: ±4,000 SF

North West Plaza

939 & 1189-1199 Loucks Road | York, PA 17404



Join National Retailers:

MONRO AUTO SERVICE And TIRE CENTERS

Denny's

Join Neighboring Retailers:

ALDI

TSC TRACTOR SUPPLY Co

CRUNCH

ASHLEY FURNITURE INDUSTRIES, INC.

BW **BLAKE SHAFFER | JUSTIN WILLITS | BRAD ROHRBAUGH | CHAD STINE**

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ACTIVE MEMBER OF: RETAIL BROKERS NETWORK

COMMERCIAL BROKERAGE. *Redefined.*

PROJECT

North West Plaza is a combination of 42,700 square-foot retail shopping center and pad sites, situated in the west-end of York, PA along Route 30 (82,000 VPD) and situated between Roosevelt Avenue & Interstate 83. The center is connected to the neighboring shopping center, Two Guys Commons, which is anchored by ALDI, Crunch Fitness, Tractor Supply, and Octapharma. North West Plaza is 100% percent occupied by a mix of national, regional, and local Tenants, such as; Denny's, Monro Muffler, Fujihana, Trust Cleaners, The Lube Center, and Kabinet King, just to name a few.

LOCATION

Along with its great visibility and access to Route 30, this site benefits from a demographic area that includes top manufacturers in York County such as Target, Starbucks, Harley Davidson and Johnson Controls, all with substantial distribution centers along I-83 just a few short miles away, as well as UPMC Pinnacle Memorial Hospital's new 220,000 square foot replacement hospital, which is less than one mile away from North West Plaza and opened in August 2019.

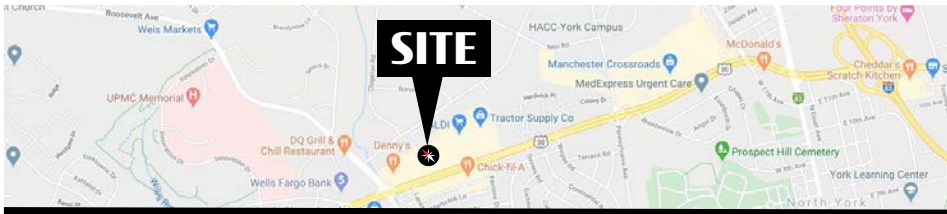
TRADE AREA

Adding to the stability of the project, North West Plaza shows a 20-minute drive time demographic of over 336,646 people with household incomes of more than $75,123 and daytime employment demographics equally as strong with 161,342. The demographics within a 10-mile radius include 266,196 people in 105,144 homes, a labor force of 140,451 with an average household income of $74,563. The area's growth since 2000 has increased over 15.6% with over 16,502 new homes.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	94,475	150,804	210,227
TOTAL EMPLOYEES	45,676	74,263	95,768
AVERAGE HHI	$91,181	$99,422	$103,318
TOTAL HOUSEHOLDS	36,657	59,280	82,402



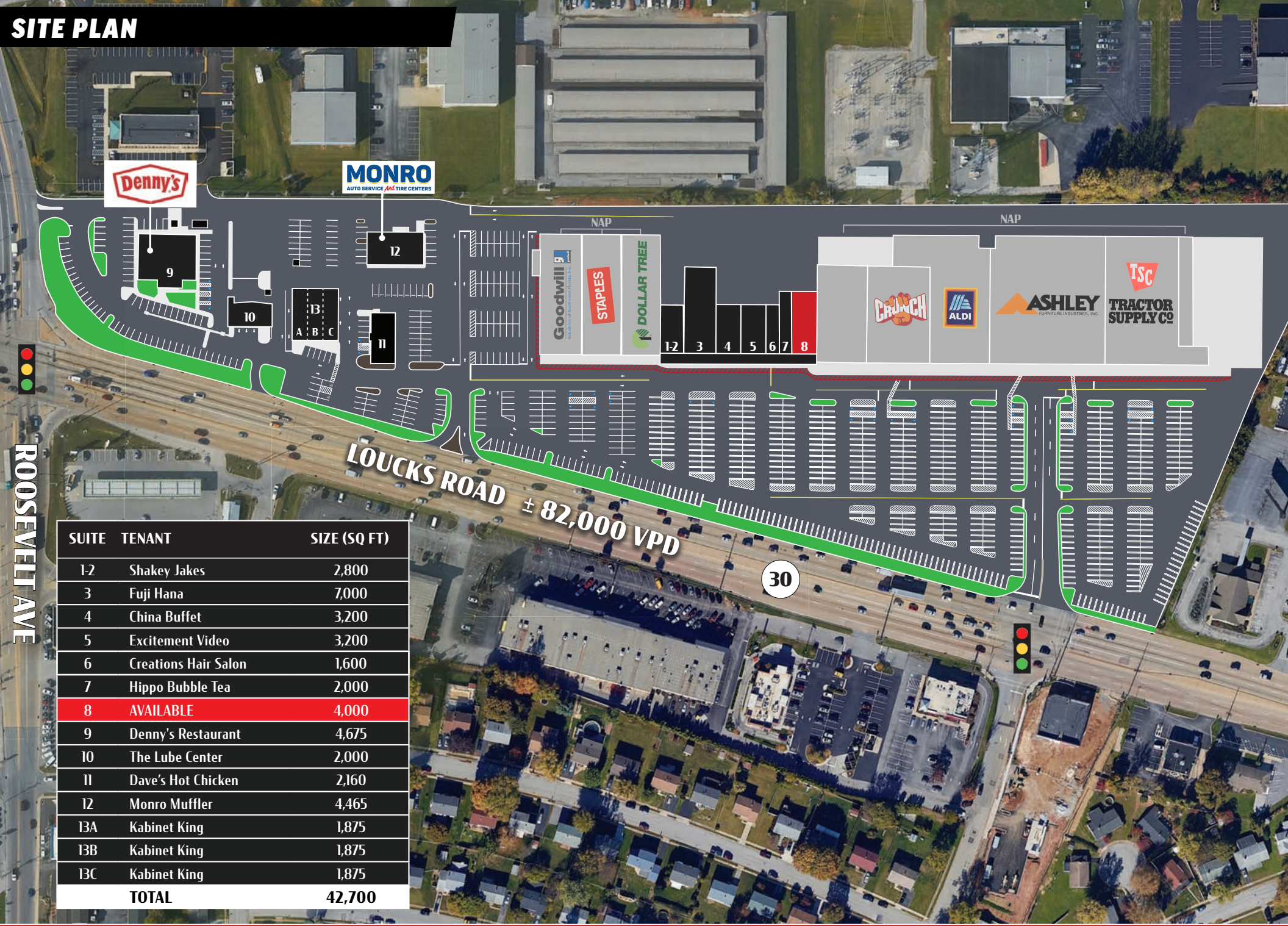


TRAFFIC COUNTS: LOUCKS ROAD (ROUTE 30): 82,000 VPD

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SITE PLAN



SUITE	TENANT	SIZE (SQ FT)
1-2	Shakey Jakes	2,800
3	Fuji Hana	7,000
4	China Buffet	3,200
5	Excitement Video	3,200
6	Creations Hair Salon	1,600
7	Hippo Bubble Tea	2,000
8	AVAILABLE	4,000
9	Denny's Restaurant	4,675
10	The Lube Center	2,000
11	Dave's Hot Chicken	2,160
12	Monro Muffler	4,465
13A	Kabinet King	1,875
13B	Kabinet King	1,875
13C	Kabinet King	1,875
	TOTAL	42,700

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.

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.

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