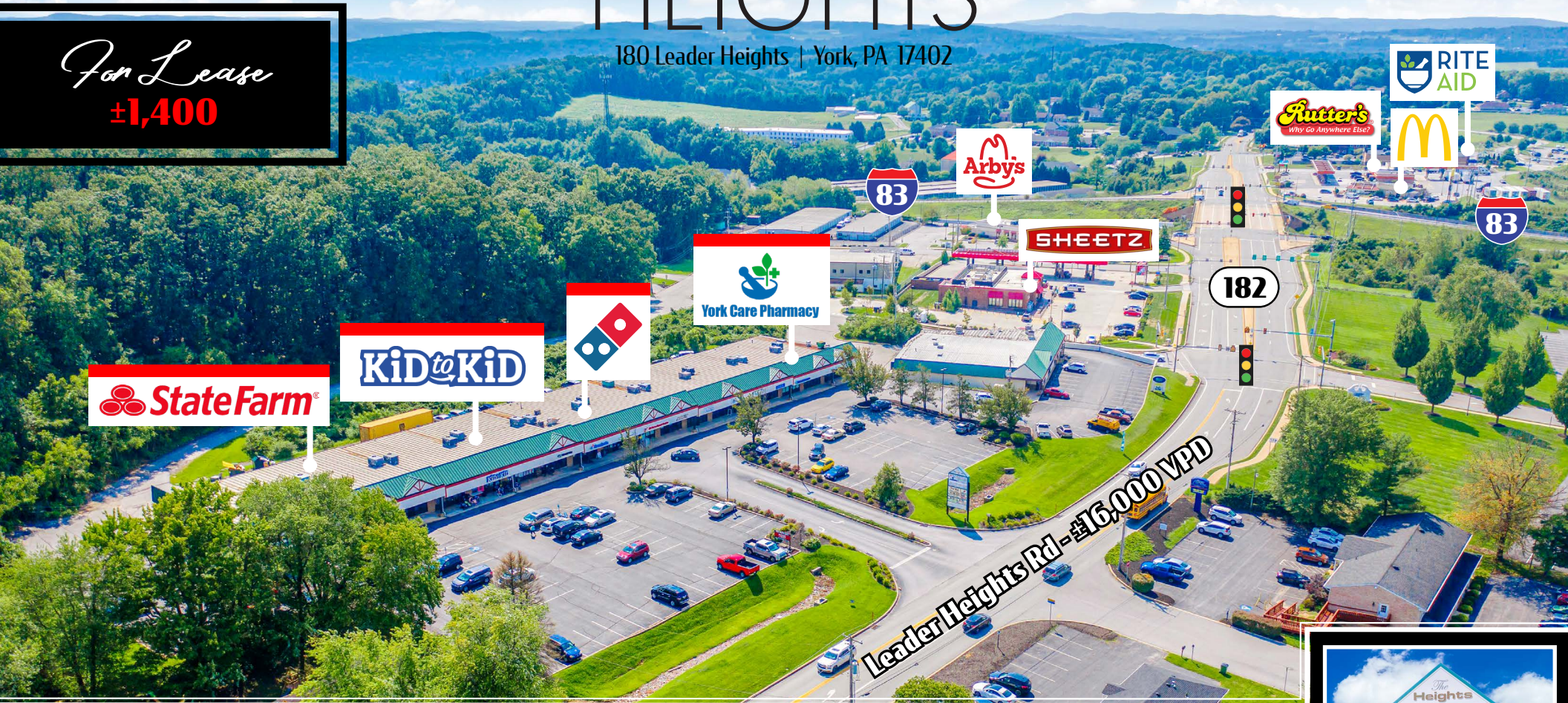


The HEIGHTS

180 Leader Heights | York, PA 17402

For Lease
±1,400



Leader Heights Rd - ±16,000 VPD

Join

Kid to Kid

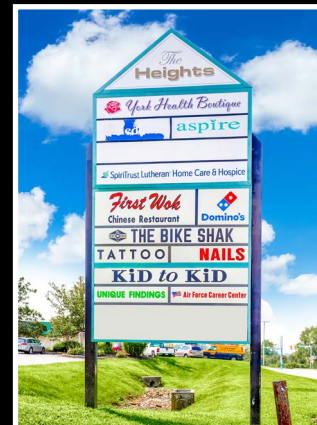


State Farm



York Care Pharmacy

The Heights, a 27,300 square foot neighborhood retail shopping center ideally located in York, Pennsylvania, is situated along Leader Heights Road (16,000 VPD). The center includes a strong mix of national and local tenants such as Kid to Kid, Domino's, and Air Force Recruiting, just to name a few. With its traffic generating lineup of retailers, this project is perfect for any type of user.



Ashlee Lehman | Blake Shaffer | Brad Rohrbaugh | Chad Stine
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RETAIL BROKERS NETWORK

COMMERCIAL BROKERAGE. *Redefined.*

180 Leader Heights Road
York, PA 17402

The HEIGHTS

±1,400 SF
Available For Lease

Location

The Heights is strategically positioned with significant frontage along Leader Heights Road. The center benefits from the high-volume traffic flow of Interstate 83, which is one of the main North-South thoroughfares in the York market. With a trade area that extends more than 5 miles, this location attracts a vast customer base. With its high concentration of traffic driven by the surrounding retail, medical and office buildings, the center pulls from not just the immediate area but the surrounding areas as well.



Trade Area

Adding to the stability of the project, The Heights shows a 20-minute drive time demographic of over 333,140 people with household incomes of more than \$77,414 and daytime employment demographics equally as strong with 157,886. The demographics within a 10-mile radius include 264,475 people in 103,289 homes, a labor force of 140,301 with an average household income of \$77,005. The area's growth since 2000 has increased over 14.8% with over 15,275 new homes.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	33,034	131,363	191,681
TOTAL EMPLOYEES	19,349	61,199	94,321
AVERAGE HHI	\$98,109	\$77,080	\$79,342
TOTAL HOUSEHOLDS	12,850	51,064	74,807
TRAFFIC COUNTS: Leader Heights Rd - ±16,000 VPD I83 - ±47,000 VPD			



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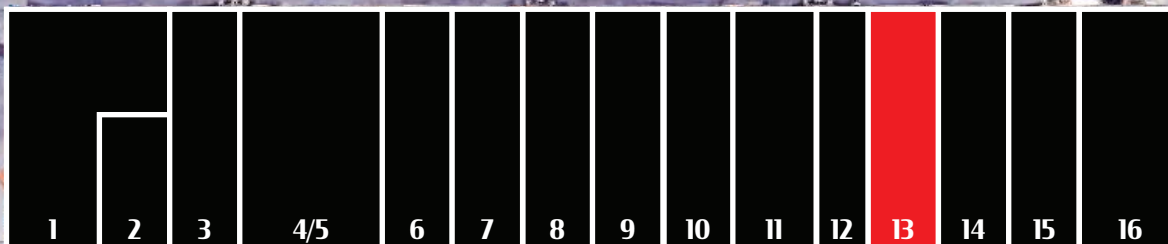
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180 Leader Heights Road
York, PA 17402

The HEIGHTS

±1,400 SF
Available For Lease

Site Plan



SUITE	TENANT	SF
1	Spiritrust Lutheran Homecare	3,150
2	Tattoo Shop	789
3	State Farm	1,400
4/5	Kid to Kid	4,811
6	The Bike Shak	1,400
7	Domino's	1,400
8	York Health Boutique	1,400
9	US Air Force Recruiting	1,470
10	Just Leased	1,330
11	OP Nails	1,645
12	Berkshire Hathaway	1,155
13	AVAILABLE	1,400
14	The Bike Shak	1,400
15	York Care Pharmacy	1,400
16	First Wok	3,150
CENTER TOTAL		27,300

Leader Heights Rd - ±16,000 VPD

182



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The HEIGHTS

±1,400 SF
Available For Lease

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.

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