

FOR LEASE
3,150 SF

The HEIGHTS

180 LEADER HEIGHTS | YORK, PA 17402



JOIN:



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

ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

COMMERCIAL BROKERAGE. *Redefined.*

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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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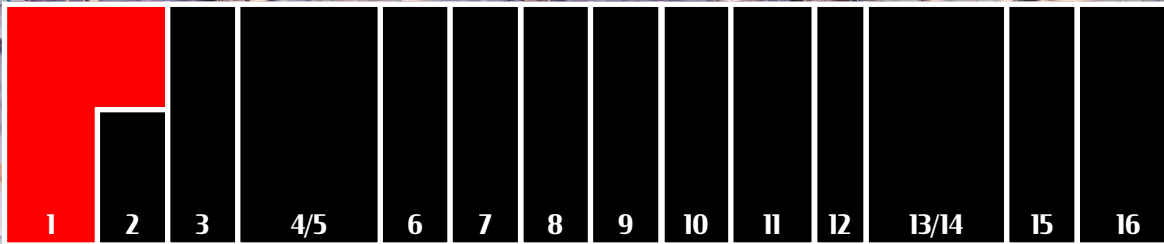
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SITE PLAN



SUITE	TENANT	SF
1	AVAILABLE	3,150
2	Tattoo Shop	789
3	State Farm	1,400
4/5	Kid to Kid	4,811
6	EZ Tobacco & Cigars	1,400
7	Domino's	1,400
8	The Beach House Play Center	1,400
9	US Air Force Recruiting	1,470
10	Edgard Ayala	1,330
11	OP Nails	1,645
12	Berkshire Hathaway	1,155
13-14	The Bike Shak	2,800
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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MARKET AERIAL



THE HEIGHTS

KIDtoKID

State Farm

York Care Pharmacy

**YORK TOWNSHIP
ELEMENTARY SCHOOL**
+500 STUDENTS



**Olde Tollgate Village
CORNER STABLES**

ALLEGRO winery

Tashed Out

COMPASS ROSE CLOTHING

Edward Jones

Bennett Williams

COMMERCIAL REAL ESTATE

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

EXTON OFFICE:

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

WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1
West Chester, PA 19380

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
State College, PA 16803

NEW JERSEY OFFICE:

236 E. Route 38, Suite 130
Moorestown, NJ 08057

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TENANT
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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.

