

330 Town Center Drive

YORK, PA | 17408



±2,000 SF
AVAILABLE
FOR LEASE

NEARBY RETAIL



Abe Khan | Brad Rohrbaugh | Chad Stine
For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

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PROPERTY OVERVIEW

330 Town Center Drive is a retail strip center ideally located in the west end of York, Pennsylvania directly off of Route 30 (43,000 CPD) and Route 74 (21,000 CPD). The center is just 25 miles West of Lancaster, PA., 25 miles south of Harrisburg, PA., and 55 miles north of Baltimore, MD., making it a regional draw for consumers. The center is co-anchored by Wal-Mart, Kohl's, Regal Cinemas and Central Pennsylvania's only At Home home décor superstore. It sits within West Manchester Town Center, which was recently re-developed from an interior mall to an open-air retail shopping destination that is also home to other leading retailers such as Burlington Coat Factory, Petco, DSW, Kirkland's, Wine & Spirits, Outback Steakhouse and Kohl's, just to name a few.

LOCATION

Along with its great visibility to Route 30, the center 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 a new 220,000 square-foot hospital for Memorial Hospital, which opened in August of 2019. The center is strategically placed in the heart of York's retail market on the west end, making this a great opportunity for any restaurant, retail, or office user to enter an established part of the market.



TRADE AREA

Adding to the stability of the project, 330 Town Center Drive shows a 20-minute drive time demographic of over 333,593 people with household incomes of more than \$74,884 and daytime employment demographics equally as strong with 161,297. The demographics within a 10-mile radius include 259,929 people in 102,667 homes, a labor force of 138,280 with an average household income of \$74,885. The area's growth since 2000 has increased over 15.8% with over 16,247 new homes.

DEMOGRAPHICS

1 MILE

3 MILE

5 MILE

TOTAL POPULATION

4,787

81,428

141,752

TOTAL EMPLOYEES

5,126

40,883

67,627

AVERAGE HHI

\$72,856

\$88,861

\$95,030

TOTAL HOUSEHOLDS

2,188

31,650

56,011

TRAFFIC COUNTS: **Lincoln Hwy** ± 48,000 VPD | **Kenneth Rd** ± 14,000 VPD



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YORK COUNTY

MARKET OVERVIEW

YORK COUNTY OVERVIEW

Located approximately 55 miles from Baltimore, 100 miles from Philadelphia and 190 miles from New York City, York County boasts close proximity to major East Coast metropolitan markets. A community of over 440,000 people, York County encompasses 72 independent municipalities, including the City of York, 35 townships and 37 boroughs.

While continuing to embrace its agricultural roots, York also has evolved into a manufacturing and business hub. Major companies with roots here include Harley-Davidson, York Barbell, Voith Hydro, York International, Utz Quality Foods, Snyder's of Hanover, BAE Systems and more. But it's more than just the bustling local economy that has made York one of the fastest growing counties in all of York County Administrative Building Pennsylvania.

Here you'll find great schools, a low cost of living, quality health care and boundless entertainment opportunities. There's a park in nearly every corner of the county, a strong performing arts community, sports and lots of shopping opportunities. Plus, York is only a short drive away from Philadelphia, Harrisburg, Pittsburgh, Baltimore, Washington, D.C. and New York City.

At the heart of the county is York City, which is in the midst of a renaissance. It features a wide variety of restaurants, a growing nightlife and is home to York County's independent league baseball team, the York Revolution.



POPULATION

443,744



MEDIAN HH INCOME

\$62,462



OF EMPLOYEES

212,900



MEDIAN AGE

41.2



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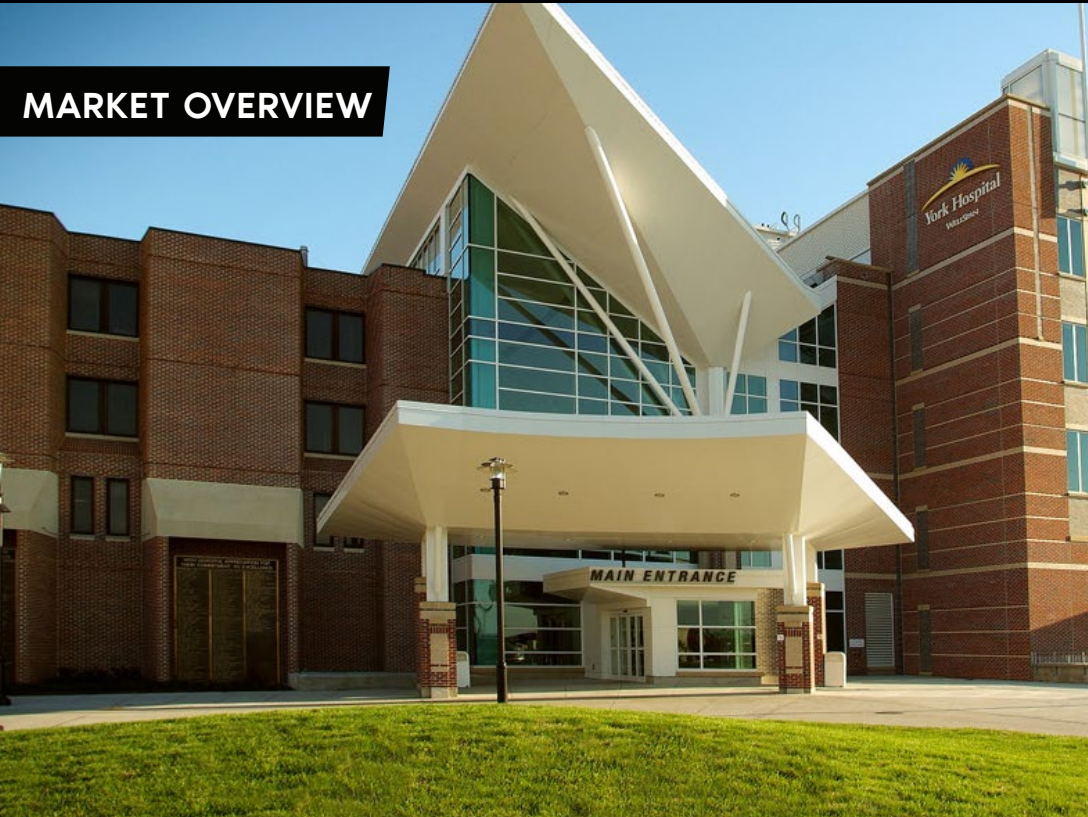


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MARKET OVERVIEW

TOP EMPLOYERS

1. York Hospital
2. Federal Government
3. County Government
4. Wal-Mart Associates Inc.
5. Wellspan Medical Group
6. Wellspan Health
7. Giant Food Stores Inc
8. BAE Systems
9. Cwork Solutions LP
10. UPMC Pinnacle Hanover

TOP COLLEGES

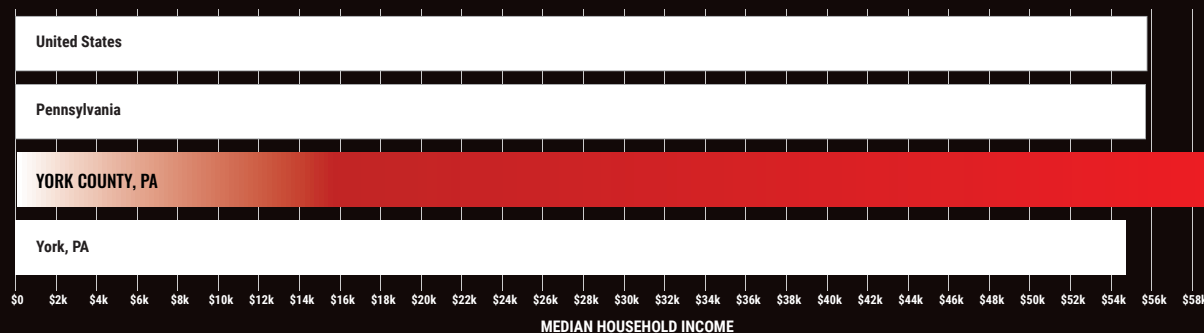
In 2015 universities in York County, PA awarded 2,745 degrees. The student population of York County, PA is skewed towards females, with 1,131 male students and 1,614 female students.

Most students in York County, PA are White (2,136 and 77.8%), followed by Hispanic or Latino (244 and 8.89%), Black or African American (181 and 6.59%), and Two or more races (70 and 2.55%). The largest universities in York County, PA by number of graduates are York College Pennsylvania (1,068 and 38.9%), YTI Career Institute-York (929 and 33.8%), and York County School of Technology-Adult & Continuing Education (276 and 10.1%).

The most popular majors in York County, PA are Registered Nursing (122 and 4.44%), General Business Administration & Management (85 and 3.1%), and Criminal Justice - Law Enforcement Administration (77 and 2.81%). The median tuition costs in York County, PA are \$16,970 for private four year colleges, and \$13,174 and \$20,608 respectively, for public four year colleges for in-state students and out-of-state students.

WAGES

Households in York County, PA have a median annual income of \$58,532. On average, wages are distributed more evenly in York County, PA than they are nationally.



8,511 STUDENTS



1,216 STUDENTS



1,000 STUDENTS



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SPACE	TENANT	AREA (SQ FT)
330	AVAILABLE	2,000
340	ALLURE NAIL BAR	2,725
360	AFFORDABLE DENTURES	4,135
370	MOD PIZZA	2,846



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SPACE	TENANT	AREA (SQ FT)
200	KOHL'S	87,925
310	FIREHOUSE SUBS	1,840
320	BUFFALO WILD WINGS	4,960
330	AVAILABLE	2,000
340	ALLURE NAIL BAR	2,725
360	AFFORDABLE DENTURES	4,135
370	MOD PIZZA	2,846
380	OUTBACK STEAKHOUSE	5,862
415	AVAILABLE	5,338
420	BURLINGTON	54,100
454	AT&T	3,200
455	REGAL CINEMAS	42,970
460	HOBBY LOBBY	52,533
480	HOME GOODS	23,684
620	DSW	15,946
630	PETCO	12,495
635	UPMC PINNACLE	20,730
635B	SELECT MEDICAL	2,600
645	SPRINT	2,456
650	KIRKLAND'S	7,001
655	SUBWAY	1,505
665	USA OPTICAL	3,009
670	KAY JEWELERS	2,087
675	TROPICAL SMOOTHIE	1,547
690	ANN TAYLOR LOFT	5,086
695	AVAILABLE	2,234
810	DEAL PENDING	2,501
810b	CRUMBL	2,501
820	GAMESTOP	2,004
830	GNC	1,498
840	SPORT CLIPS	1,323
850-870	UPTOWN CHEAPSKATE/ KID TO KID	8,745
855	AT HOME	120,000
880	PA WINE & SPIRITS	10,000
1000	WALMART	206,187
1020	LEASED	5,176
1030	LEASED	4,200
1040	LEASED	6,840

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Two Guys Shopping Center
ALDI, CRUNCH, DOLLAR TREE, Staples, TRACTOR SUPPLY CO, Goodwill

North West Plaza
MONRO, Denny's

UPMC Pinnacle

West Manchester TC
Walmart, KOHL'S, Burlington, Hobby Lobby, Buffalo Wild Wings, at home, MOD, REGAL, petco, DSW, Sport Clips, GNC, LOFT, KIRKLAND'S, tropical CAFE, Starbucks, Quaker Steak & Lube, Jersey Mike's Subs, Royal Farms, Chick-fil-ly, Burger King

Northgate Shopping Center
Hardee's, ROUND & CLOCK DINER, Starbucks, Wendy's, Cheddar's, GROCERY OUTLET, infinito's, McDonald's

Manchester Crossroads
MISSION BBQ, Wing Stop, Old Navy, PETSMART, INTERIORSHOME, Rite Aid, Arby's, Ritas, the Vitamin Shoppe, Friendly's

Maple Village
Maple Donuts, PIVOT, MATTRESS Warehouse, Batteries + Bulbs, LESLIES

Delco Plaza
GIANT, Lowe's, TJ-maxx, ROSS, PRESTO!, FIVE BELOW, Panera, Wendy's, Bob Evans, BB&T

York Crossings
Great Clips, metroPCS, Little Caesars

Carlisle Commerce Center
verizon, FC, SUBWAY hair cutters

Carlisle Commerce Center
weis, PAPA JOHN'S, planet fitness, holiday hair, BIG LOTS, DOLLAR GENERAL

Site

Highways 30 and 83 are also indicated on the map.



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ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

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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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