

WHITEFORD ROAD SHOPPES

2915 Whiteford Road | York, PA 17402

For Lease
±3,800 SF



Nearby  **KOHL'S** *Michaels* *Boscov's* **Marshalls** *H&M*
Where Creativity Happens

Whiteford Road Shoppes is a 9,800 retail building, ideally located directly off of Route 30 and Whiteford Road in York, PA. This site is located within a dense retail corridor in the East York market and benefits from having great access to Route 30 (45,000 VPD), as well as being located directly across the street from the York Galleria Mall. This site provides a user the opportunity for great visibility and to take advantage of high traffic volumes. With the York Galleria Mall being the focal point of retail, and its close proximity to the highway, this site creates a great opportunity for any type of user.



Brad Rohrbaugh | Chad Stine | Dave Nicholson

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



COMMERCIAL BROKERAGE. *Redefined.*

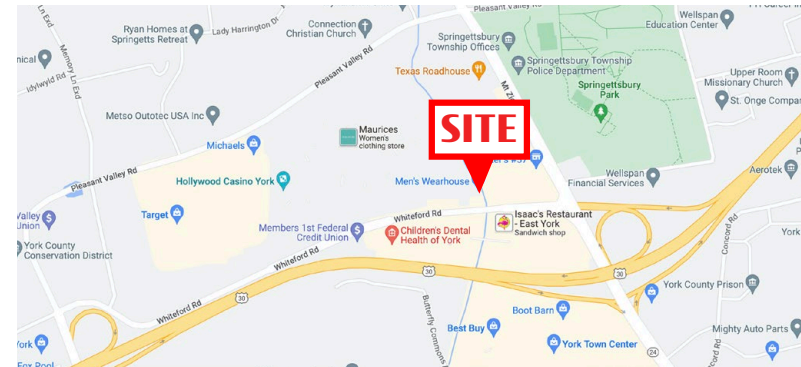
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Location

The strategically positioned site benefits from having visibility from Whiteford Road and Route 30. The site has multiple points of ingress/egress which allows for easy access to and from the site for customers. The York market has seen an immense amount of growth over the last 10 years with the development of major retail projects including York Towne Center, Firehouse Shoppes and the West Manchester Town Center redevelopment. Located in the Township of Springettsbury, the site is located within a fast-growing market of residential, retail and warehouse distribution.



Trade Area

The site shows a 20-minute drive time demographics of over 353,888 people with household incomes of more than \$78,735 and daytime employment demographics equally as strong with 172,333. The demographics within a 10-mile radius include 282,571 people in 111,210 homes, a labor force of 142,800 with an average household income of \$77,267. The area's growth since 2000 has increased over 15.2% with 17,015 new homes.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	50,717	129,777	195,158
TOTAL EMPLOYEES	10,404	115,703	201,355
AVERAGE HHI	\$70,433	\$67,701	\$73,755
TOTAL HOUSEHOLDS	41,830	103,620	157,878
TRAFFIC COUNTS: Route 30 - ± 45,000 VPD			



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Site Plan



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Market Aerial



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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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