

# 150 Memory Lane

York, PA | 17402

*For Lease*



## *Property Overview*

*Available*  
**± 848 SF**

**150 Memory Lane** is a 3,300 square-foot multi-tenant retail building located along Memory Lane (±15,000 VPD), in York, PA. The site gives retailers the opportunity to enter into the tight retail market of York, off the main stretch of East Market Street (28,487 VPD), with great visibility. The site benefits from the traffic generating anchor tenants that surround the site, as well as York Marketplace and York Mall that are right down the street from the site. With all of the surrounding retail and dense traffic in the immediate area, 150 Memory Lane is a great opportunity for any type of small shop user.

## *Surrounding Retailers*



**BW COMMERCIAL** Blake Shaffer | Ashlee Lehman | Cale Bruso | Brad Rohrbaugh | Chad Stine  
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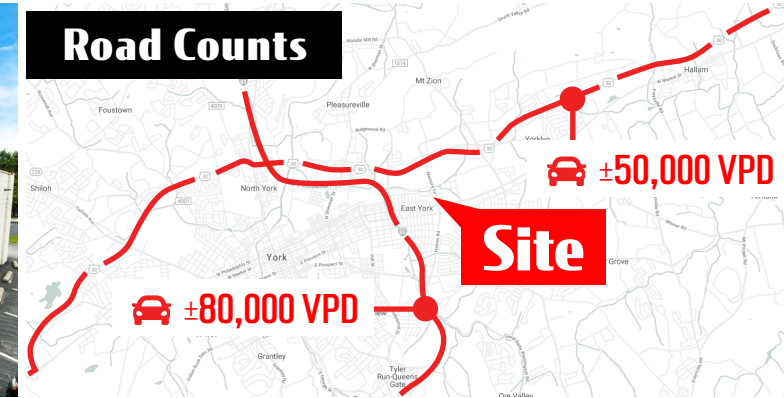
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## Location

150 Memory Lane is strategically positioned with significant frontage off of the market's primary retail corridor along Memory Lane. The site benefits from the high-volume traffic flow of East Market Street (28,487 VPD), which is one of the area's heaviest traveled roadways. This area acts as a focal point for retail in the York market, with a trade area that extends more than 5 miles, attracting a vast customer base. With the high concentration of traffic driven by the surrounding retail tenants such as Giant Foods, Lowes, Starbucks, Walmart, and Best Buy, just to name a few, the site pulls from not just the immediate trade area but the surrounding market points as well.

## Trade Area

Adding to the stability of the project, 150 Memory Lane shows a 20-minute drive time demographics of over 231,145 people with household incomes of more than \$79,469, and daytime employment demographics equally as strong with 126,637. The demographics within a 10-mile radius include 279,442 people in 111,962 homes, a labor force of 225,137 with an average household income of \$80,811. The area's growth since 2000 has increased over 17.7% with 19,827 new homes.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	72,122	141,161	206,128
TOTAL EMPLOYEES	44,675	73,551	96,795
AVERAGE HHI	\$72,860	\$76,984	\$81,202
TOTAL HOUSEHOLDS	28,633	55,097	80,580

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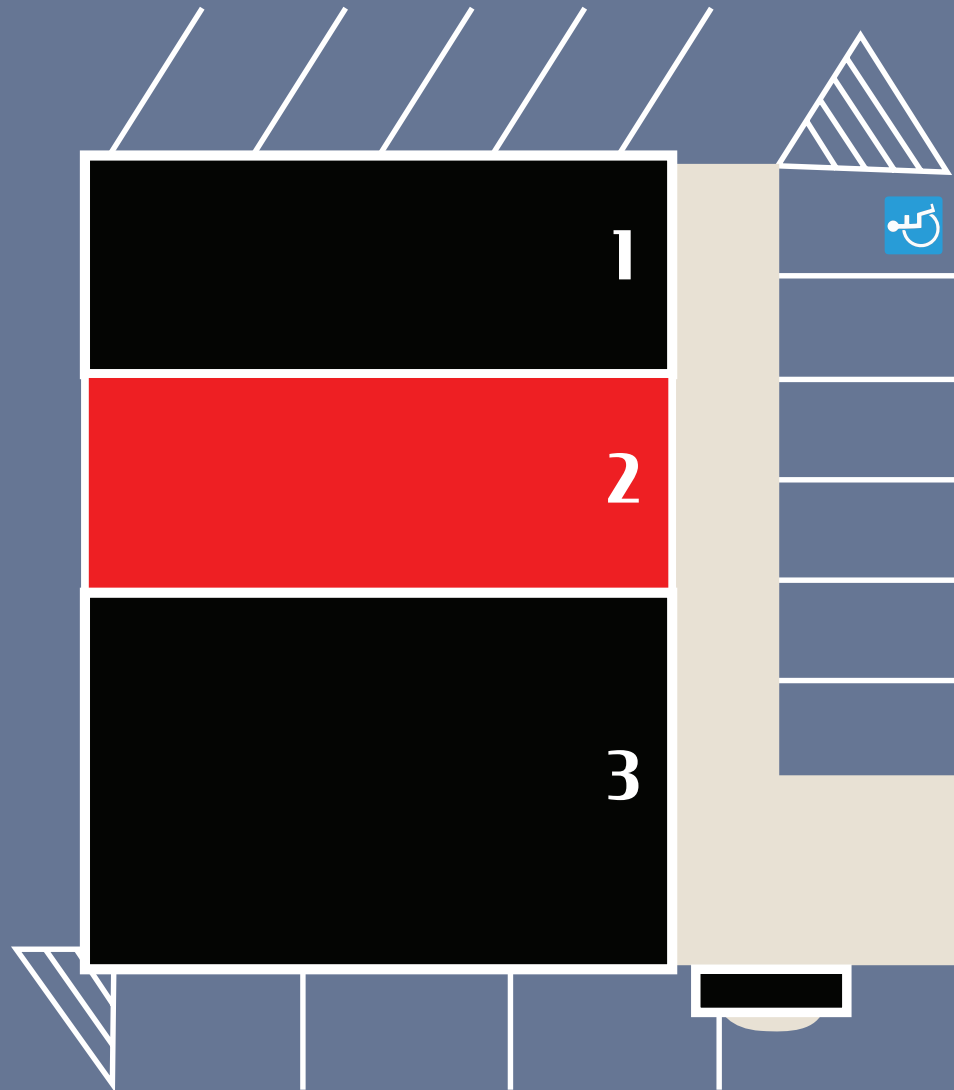
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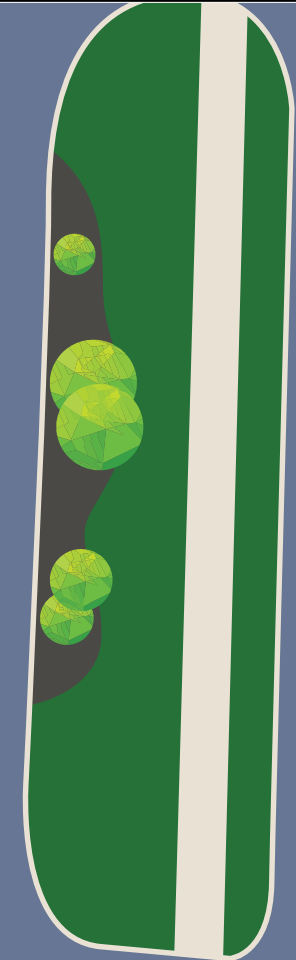
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## SITE PLAN



SUITE	TENANT	SF
1	Boost Mobile	820
2	AVAILABLE	848
3	Smoke Plus Discount Tobacco	1,455



**Memory Lane - ±15,000 VPD**



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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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