

**±3,290 SF  
FOR LEASE**

**1785 RODNEY ROAD**

**YORK, PA • 17408**



# PROPERTY OVERVIEW

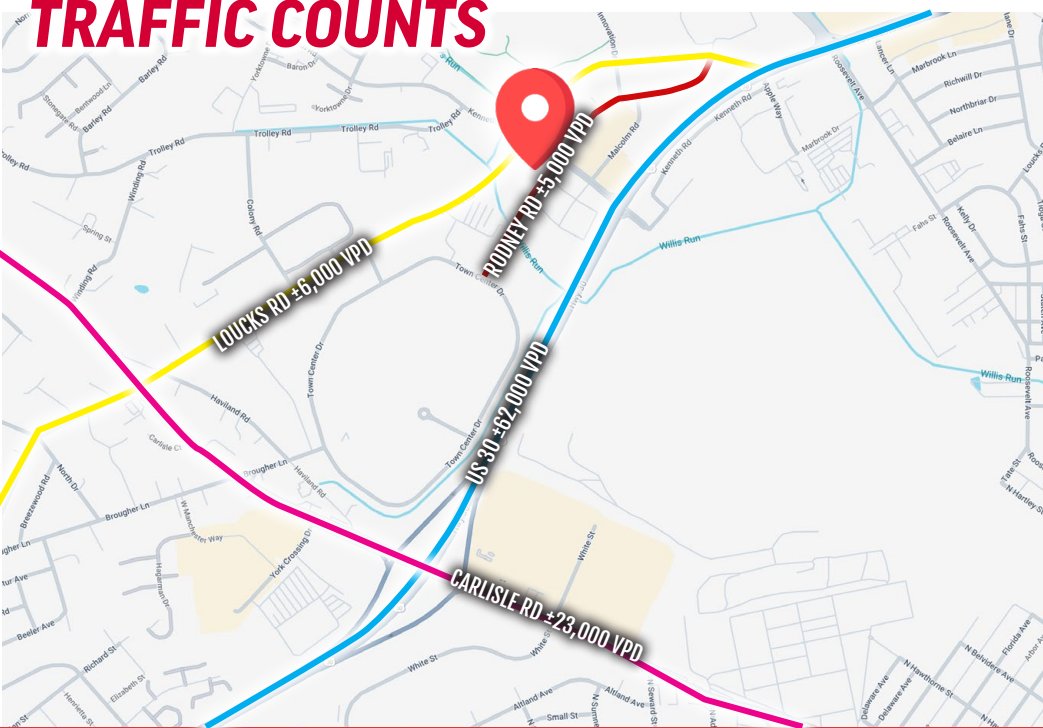
1785 Rodney Road is a 17,021 square-foot retail building located right off of Kenneth Road, and Route 30. The location offers substantial frontage and visibility along one of the main access roads to the West Manchester Town Center, which is a 700,000+ square foot power center.

The property offers ample parking and convenient access with multiple points of ingress/egress. This well placed asset offers retailers a great opportunity to enter into the York retail market.

## DEMOGRAPHICS

	3 MILE	5 MILE	7 MILE
POPULATION	87,085	146,485	208,157
TOTAL EMPLOYEES	41,581	69,040	94,542
AVERAGE HHI	\$91,144	\$98,698	\$102,472
TOTAL HOUSEHOLDS	33,904	57,572	81,676

## TRAFFIC COUNTS



DAVE NICHOLSON | BRAD ROHRBAUGH | CHAD STINE

FOR PROPERTY INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT [WWW.BENNETTWILLIAMS.COM](http://WWW.BENNETTWILLIAMS.COM)



COMMERCIAL BROKERAGE. *Redefined.*

# SITE PLAN

SPACE	TENANT	SF
1	DJ'S WESTGATE BEVERAGE	9,998
2	AVAILABLE	3,290
3	MATTRESS FIRM	3,733

OUTPARCEL  
FOR LEASE



1

41'

75'

2

MATTRESS  
FIRM

3



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# MARKET OVERVIEW

**WEST MANCHESTER TC**

**Walmart** **KOHL'S**  
**HOBBY LOBBY** **BUFFALO WILD WINGS** **Burlington**  
**REGAL CINEMAS** **petco** **DSW** **AT&T**  
**MOD**  
**FINE WINE & GOOD SPIRITS** **OUTBACK STEAKHOUSE** **GNC** **SportClips**  
**LOFT** **KIRKLAND'S** **tropicalCafe** **crumbl cookies**

**SITE**

**WYNDHAM GARDEN HOTELS**

**ORRSTOWN BANK**

**SHEETZ**



**WELLSPAN HEALTH**

**DELCO PLAZA**

**GIANT** **TJ-maxx** **LOWE'S** **Wendy's**  
**ROSS** **Panera BREAD**  
**five BELOW** **BB&T** **SIERRA**  
**Chili's** **Bob Evans** **SKECHERS OUTLET**

**TIRE PLUS**  
TOTAL CAR CARE

**meineke**  
car care center

**OLLIE'S OUTLET**  
GOOD STUFF CHEAP

**M&T Bank**

**QUAKER STEAK & LUBE**

**Jersey Mike's**  
SUBS

**SMOKEY BONES**  
Bar & Fire Grill

**CHEVROLET**

**NISSAN**

**HONDA**

**LYNDON**  
Golf & Fine Dining

**Advance Auto Parts**

**Olive Garden**  
ITALIAN KITCHEN

**CARPET & TILE MART**  
FLOORING SUPERCENTERS

**Fulton Bank**  
LISTENING IS JUST THE BEGINNING.



**OLLIE'S OUTLET**  
GOOD STUFF CHEAP

**Town Center Dr**

**30**



ACTIVE MEMBER OF:  
**RETAIL BROKERS NETWORK**

COMMERCIAL BROKERAGE. *Redefined.*

# MARKET OVERVIEW

Roosevelt Ave  
UPMC Pinnacle

**TWO GUYS SHOPPING CENTER**

ALDI CRUNCH! Staples DOLLAR TREE

TSC TRACTOR SUPPLY CO. Ashley HOMESTORE goodwill

**MANCHESTER CROSSROADS**

SPROUTS FARMERS MARKET OLD NAVY PETSMART INTERIORS HOME

FINE WINE & GOOD SPIRITS

Arby's Ritas theVitamin Shoppe Friendly's

ROUND & CLOCK DINER OPEN 24 HOURS

Hardee's Starbucks

**WEST MANCHESTER TC**

Walmart KOHL'S HOBBY LOBBY Burlington at home MOD REGAL CINEMAS petco DSW AT&T

FINE WINE & GOOD SPIRITS OUTBACK STEAKHOUSE GNC SportClips

LOFT KIRKLAND'S tropicalCAFE crumbl cookies

**SITE**

Rutter's DQ MONRO

weis QUAKER STEAK & LUBE BEST WINGS USA Jersey Mike's SUBS penny's

ROYAL FARMS Olive Garden

DUNKIN' SMOOTHIE KING

CHIPOTLE Rutter's BURGER KING

Chick-fil-A

**NORTHGATE SHOPPING CENTER**

GROCERY OUTLET bargain market infinito's MCDONALD'S

**MAPLE VILLAGE**

MISSION BBQ The American Way WING STOP

PIVOT PHYSICAL THERAPY OOLA BOWLS MATTRESS Warehouse

Batteries + Bulbs LESLIE'S Concentra

**DELCO PLAZA**

GIANT TJ-maxx LOWE'S Wendy's Panera BREAD

five BE'W BB&T SIERRA Bob Evans SKECHERS OUTLET

**YORK CROSSINGS**

Great Clips metroPCS Little Caesars

**COMMERCE COMMONS**

verizon verizon F&N SUBWAY

hair cutters

**CARLISLE COMMERCE CENTER**

weis planet fitness holiday hair BIG LOTS! DOLLAR GENERAL

Target

BJ's

ISAAC'S

Hoss's STEAK & SEA

TACO BELL

BURGER KING

# Bennett Williams

COMMERCIAL REAL ESTATE

## OUR LOCATIONS:

### YORK OFFICE:

3528 Concord Rd.  
York, PA 17402

### LANCASTER OFFICE:

150 Farmington Lane, Suite 201  
Lancaster, PA 17601

### EXTON OFFICE:

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

### STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205  
State College, PA 16803

### WEST CHESTER OFFICE:

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

### NEW JERSEY OFFICE:

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

## LISTING AGENTS:



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REPRESENTATION

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.

