

1785 Rodney Road | York, PA 17408
± 7,023 SF Retail Space Available (Divisible)

Available For Lease

— Project 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	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	5,089	42,202	80,558
TOTAL EMPLOYEES	8,986	22,239	43,146
AVERAGE HHI	\$55,495	\$64,000	\$68,969
TOTAL HOUSEHOLDS	2,336	17,377	31,543

TRAFFIC COUNTS: Loucks Road (Rt. 30): ± 43,000 CPD
Kenneth Road: ± 20,000 CPD



New Façade coming Spring/Summer 2021



BRAD ROHRBAUGH | CHAD STINE | DAVE NICHOLSON
717.843.5555
www.bennettwilliams.com

York Office: 3528 Concord Rd. York, PA 17402
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341
Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601

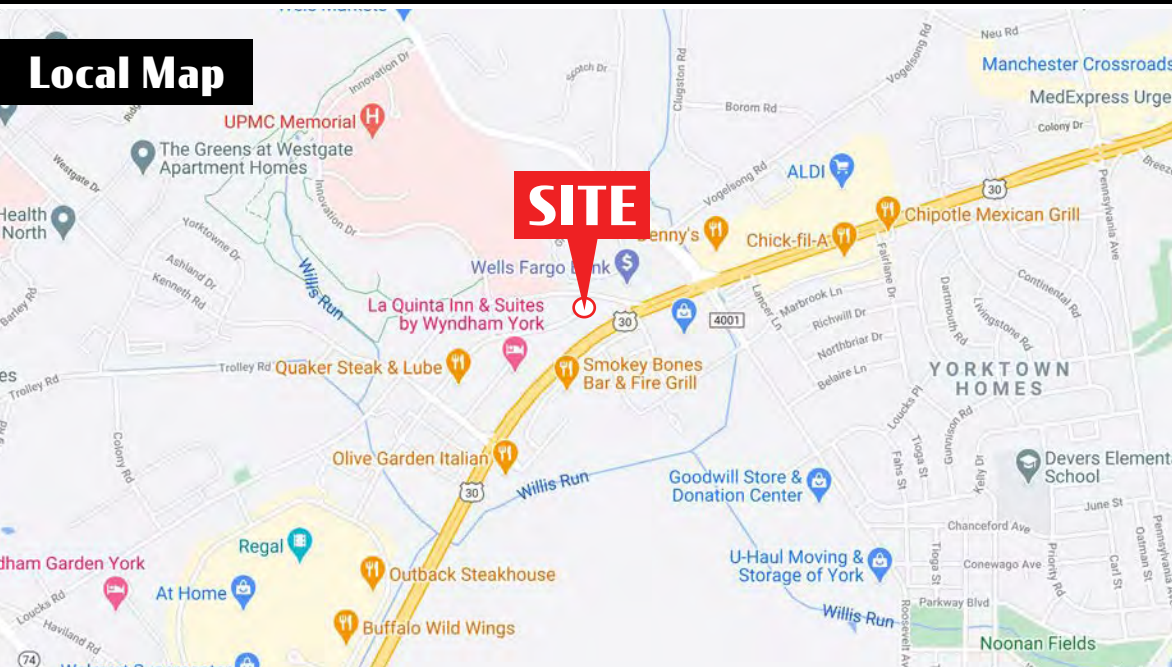
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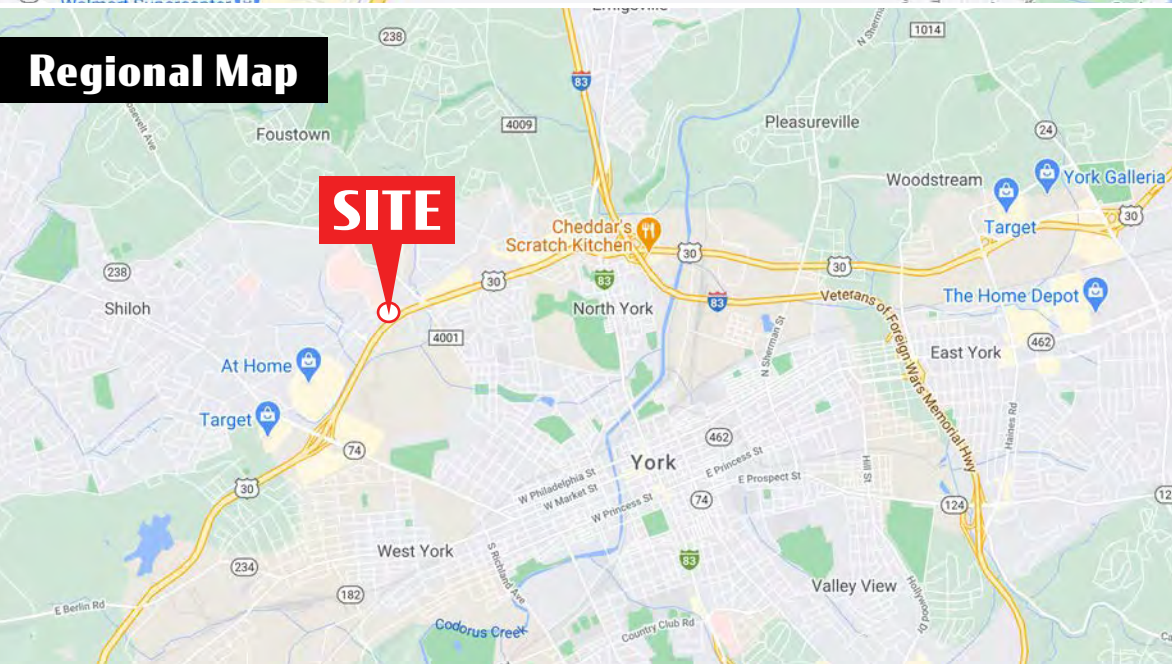
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Local Map



Regional Map



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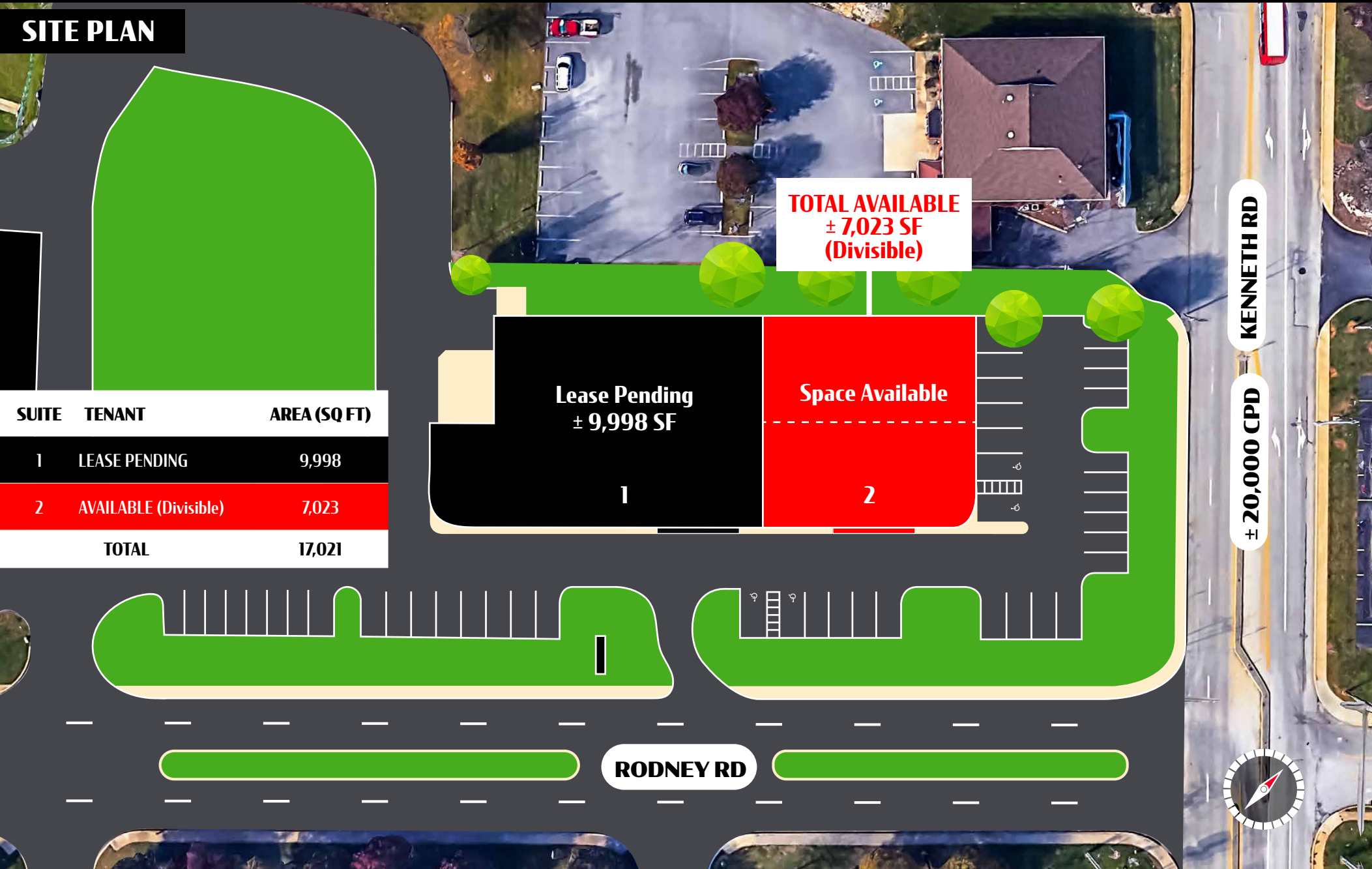
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SITE PLAN



SUITE	TENANT	AREA (SQ FT)
1	LEASE PENDING	9,998
2	AVAILABLE (Divisible)	7,023
TOTAL		17,021

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MARKET AERIAL



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