

300 - 320

TOWN CENTER DRIVE

YORK, PA 17408

±94,000 VPD



±0.75 AC / ±1,840 SF
FOR LEASE

Walmart



KOHL'S

petco

REGAL

at home
The Home Décor Superstore

HOBBY LOBBY



±1,840 SF

AVAILABLE

PROPERTY OVERVIEW

300-320 Town Center Dr. is a pad site that is available for lease within the West Manchester Town Center in York, PA, which is the market's strongest retail hub. There is currently 1,840 sf available for lease between Buffalo Wild Wings and AT&T. It's a former restaurant use, but would also be a great location for retail as well. The center has a strong mix of National tenants including Walmart, AtHome, Hobby Lobby, and Burlington, just to name a few. The site is ideally located off of Rt 30, making it easily accessible.



AVAILABLE

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.

TRADE AREA

Adding to the stability of the project, West Manchester Town Center 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.



POPULATION

5 MILE- 145,409
7 MILE- 203,019
10 MILE- 275,935



EMPLOYEES

5 MILE- 67,502
7 MILE- 92,546
10 MILE- 105,143



AVERAGE HHI

5 MILE- \$96,278
7 MILE- \$100,591
10 MILE- 103,301



HOUSEHOLDS

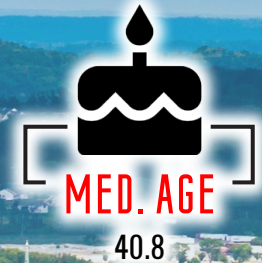
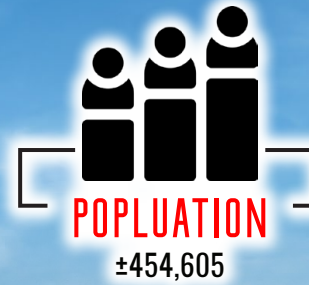
5 MILE- 57,569
7 MILE- 80,156
10 MILE- 109,184



SOURCE: PLACER AI

YORK COUNTY

PENNSYLVANIA



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 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.



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



WAGES

Households in York County, PA have a median annual income of \$65,239, which is more than the median annual income of \$61,937 across the entire United States. This is in comparison to a median income of \$63,519 in 2017, which represents a 2.71% annual growth.

TOP COLLEGES

In 2017, universities in York County, PA awarded 2,284 degrees. The student population of York County, PA is skewed towards women, with 3,092 male students and 3,910 female students. The largest universities in York County, PA by number of degrees awarded are York College of Pennsylvania (1,014 and 44.4%), YTI Career Institute-York (686 and 30%), and York County School of Technology-Adult & Continuing Education (214 and 9.37%). The most popular majors in York County, PA are Dental Assisting (129 and 5.65%), Other Practical Nursing, Vocational Nursing, & Nursing Assistants (118 and 5.17%), and Registered Nursing (99 and 4.33%).

The median tuition costs in York County, PA are \$17,560 for private four year colleges, and \$13,484 and \$21,402 respectively, for public four year colleges for in-state students and out-of-state students.



4,739 STUDENTS



1,216 STUDENTS



1,000 STUDENTS



SITE PLAN

SUITE	TENANT	SF
454	AT&T	3,200
310	AVAILABLE	1,840
320	Buffalo Wild Wings	4,960



MARKET OVERVIEW

WEST MANCHESTER MALL

- Walmart
- REGAL
- petco
- HOBBY LOBBY
- Burlington
- at home
- tropical SMOOTHIE CAFE
- LOFT
- KIRKLAND'S
- KOHL'S
- crumbl cookies
- SportClips
- FINE WINE & GOOD SPIRITS

SHEETZ

Little Caesars



CARLISLE COMMERCE CENTER

- weis
- DOLLAR GENERAL
- BIG LOTS!
- holiday hair
- ISAAC'S
- The UPS Store
- Planet Fitness
- Sherwin Williams
- M MEMBERS



TACO BELL

BURGER KING

SITE

OUTBACK STEAKHOUSE



Staples

TSC TRACTOR SUPPLY CO

NORTHWEST PLAZA

MANCHESTER CROSSROADS

- OLD NAVY
- INTERIORSHOME
- PETSMART
- Arbys
- Friendly's
- FINE WINE & GOOD SPIRITS
- SUBWAY

MAPLE VILLAGE

- MISSION BBQ
- MATTRESS Warehouse
- Maple Donuts
- Chick-fil-A

DELCO PLAZA

- GIANT
- five BELOW
- Wendy's
- ROSS DRESS FOR LESS
- LOWE'S
- Pepper's
- TJ-maxx
- Panera BREAD
- Bob Evans

CVS pharmacy

Auto Zone

Wendy's



Hardee's

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

WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310
Williamsport, PA 17701

WEST CHESTER OFFICE:

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

NEW JERSEY OFFICE:

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

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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.

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.

