

# 2880 Carol Road | York, PA 17402

± 16,079 SF Retail Space Available



## Property Overview

**2880 Carol Road** is a 16,079 square-foot free standing building, located in the York, Pennsylvania market, along East Prospect Road (22,000 VPD) and Edgewood Road. The site presents a unique opportunity for a user to enter a growing area of the York market. The property has great visibility from East Prospect Road and Edgewood Road. This site offers several options and possible uses. The property is in close proximity to national retailers such as, Planet Fitness, Crunch Fitness, CVS Pharmacy, Grocery Outlet, Wal Mart, Lowes, Home Depot, Sam's, and Dollar Tree, just to name a few. Also, conveniently located minutes from Interstate 83 and Route 30.

**ABE KHAN | BRAD ROHRBAUGH | CHAD STINE**  
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York Office: 3528 Concord Rd. York, PA 17402  
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Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601  
New Jersey Office: 309 Fellowship Rd, Suite 200, Mt. Laurel, NJ 08054

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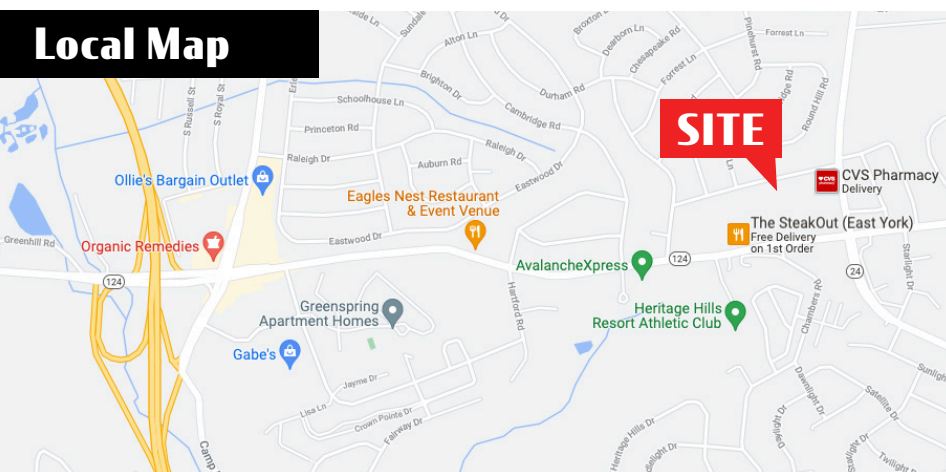
## Location

Along with its great visibility and access to Edgewood Road and East Prospect Road, the site benefits from a demographic area that extends more than 5 miles. The site benefits from the high-volume traffic flow of East Prospect Road which is one of the main corridors in the East York market.

## Trade Area

Adding to the stability of the project, 2880 Carol Road shows a 15-minute drive time demographic of over 272,191 people with household incomes of more than \$76,572 and daytime employment demographics equally as strong with 141,540. The demographics within a 5-mile radius include 145,730 people in 58,107 homes, a labor force of 92,338 with an average household income of \$73,250. The area's growth since 2000 has increased over 13.1% with 7,634 new homes.

## Local Map



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DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	62,954	147,504	197,129
TOTAL EMPLOYEES	30,093	67,579	94,981
AVERAGE HHI	\$82,332	\$76,917	\$78,172
TOTAL HOUSEHOLDS	24,699	57,370	77,070

TRAFFIC COUNTS:

Cape Horn Rd - 26,000 VPD | E Prospect Rd - ±22,000 VPD

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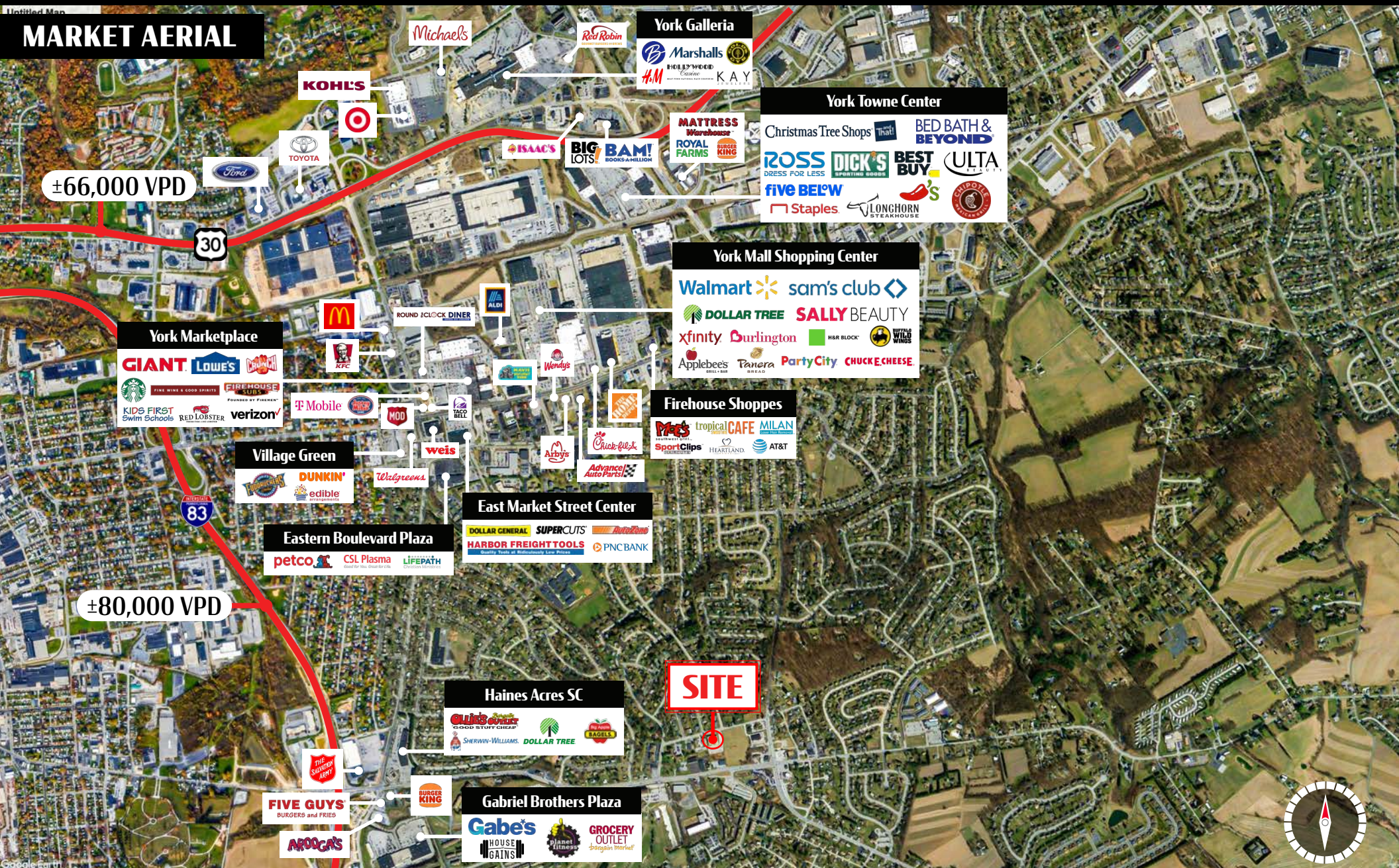
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