

# RT. 30 & RT. 116

YORK, PA | 17408

± 2,000 - 10,500 SF AVAILABLE | FOR LEASE



± 22,000 VPD



Blake Shaffer | Dave Nicholson | Brad Rohrbaugh | Chad Stine  
For Leasing Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)

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COMMERCIAL BROKERAGE. *Redefined.*

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## OVERVIEW

This project is a proposed development at the signalized intersection of Route 30 (+/- 22,000 v.p.d.) and Route 116 in York, PA. The site's opportunities include inline space, anchor/junior boxes, and potential Pad sites. This is a great opportunity for a grocer, restaurant use, retail, office, just to name a few. The site offers great frontage and visibility to Route 30.

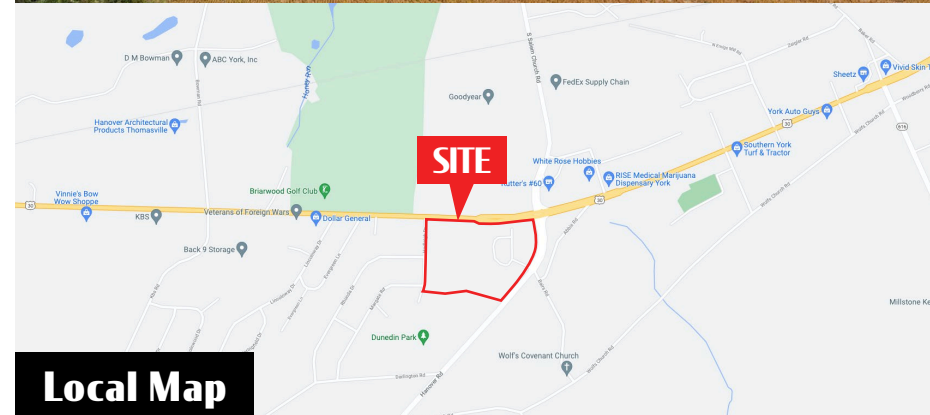
## LOCATION

The intersection of Route 30 and Route 116, is ideally located under 10 minutes to downtown York and is in a position to service all of the surrounding towns within a 10-mile radius. This includes the rest of York, Spring Grove, Dover, East Berlin, and Seven Valley's. National Retailer's in the area include Sheetz, Christmas Tree Hill, Dollar General, Rutter's, just to name a few. Across the street you will also find a FedEx Distribution Center and a Goodyear Tires warehouse.

## TRADE AREA

Demographics are strong with 242,157 people within 94,959 households in a 10-mile radius. The average household income in \$101,676, which is about \$15,000 higher than the National Average. Adding to the stability of the market isn't just the residential population, but also the 7,661 businesses and 98,775 employees within the same 10-mile radius.

DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
TOTAL POPULATION	17,497	76,218	242,157
TOTAL EMPLOYEES	9,355	25,197	98,775
AVERAGE HHI	\$102,651	\$98,843	\$101,676
TOTAL HOUSEHOLDS	7,006	30,152	94,959
<b>TRAFFIC COUNTS: RT. 30 ± 22,000 VPD   RT 116 ± 16,000 VPD</b>			



Local Map



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## SITE PLAN



### TENANT ROSTER

SPACE	TENANT	AREA (SQ FT)
1	PENDING	5,154
2	AVAILABLE	2,460
3	AVAILABLE	3,200
4	AVAILABLE	3,200
5	PENDING	15,000
6	AVAILABLE	10,500
7	AVAILABLE	2,000
8	AVAILABLE	2,000
9	PENDING	59,000
10	AVAILABLE	2,000
11	AVAILABLE	2,000
12	AVAILABLE	4,800



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## MARKET OVERVIEW



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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.

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.



## LISTING AGENTS:

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