

**Rt. 30 & Rt. 116 | York, PA 17408**

**± 1,200 - 100,000 SF Retail Space Available**

*Available For Lease*

## Property Overview

This project is a proposed development at the signalized intersection of Route 30 (+/- 25,000 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.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	16,504	71,994	149,955
TOTAL EMPLOYEES	5,926	21,544	58,661
AVERAGE HHI	\$86,181	\$78,119	\$77,257
TOTAL HOUSEHOLDS	6,514	28,472	58,426

### TRAFFIC COUNTS:

**Rt. 30** - ±25,000 VPD | **PA 116** - ±15,000 VPD

## Conceptual Plan



**BLAKE SHAFFER | BRAD ROHRBAUGH | CHAD STINE**  
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  
New Jersey Office: 309 Fellowship Rd, Suite 200, Mt. Laurel, NJ 08054

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## 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 240,603 people within 93,770 households in a 10-mile radius. The average household income in \$81,432, 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 99,614 employees within the same 10-mile radius.

## Local Map



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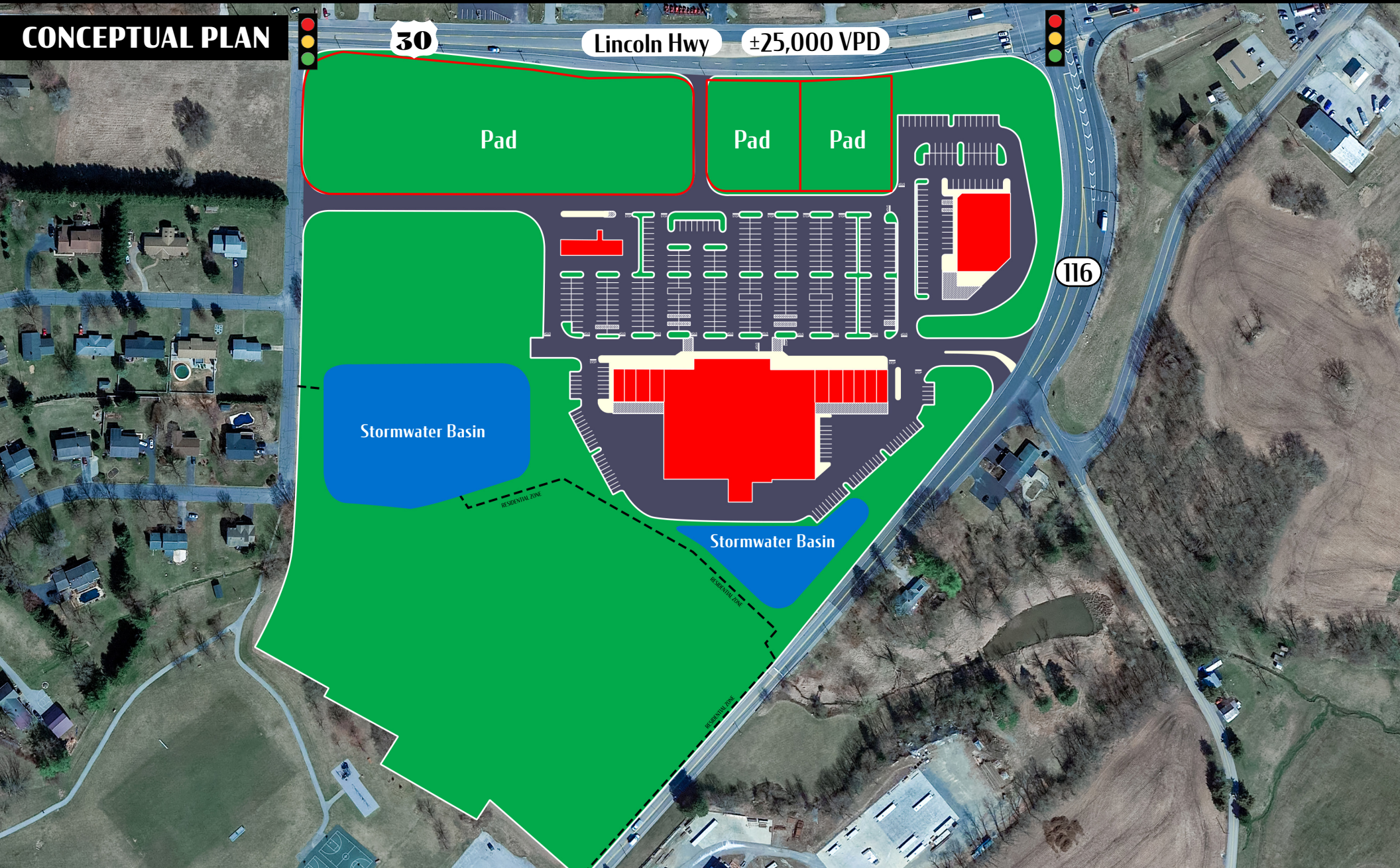


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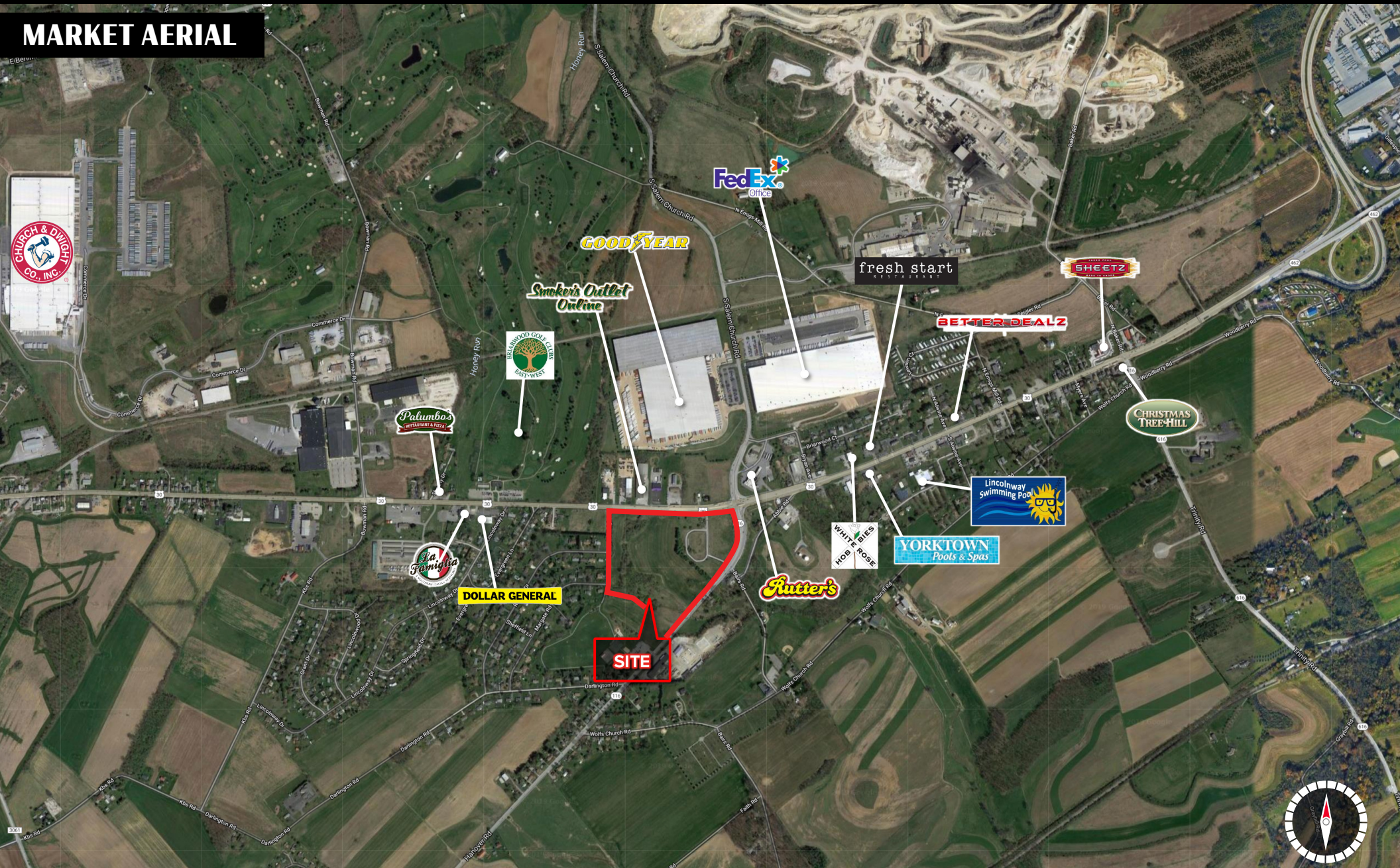


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**MARKET AERIAL**



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