

2290 INDUSTRIAL HIGHWAY

YORK, PA • 17402



±3,726 SF AVAILABLE
FOR LEASE



BLAKE SHAFFER | TYLER GETTEL | BRAD ROHRBAUGH | CHAD STINE
FOR LEASING INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT WWW.BENNETTWILLIAMS.COM



COMMERCIAL BROKERAGE. *Redefined.*

PROPERTY OVERVIEW

2290 Industrial Hwy is a 3,726 square-foot space that is centrally located in York, PA, and is available for lease. The front half offers an office and/or retail store front, along with an industrial/flex space in the back with high ceilings, a drain, and rollup door. It's a unique space that has a lot to offer for a new tenant. The property offers building signage, ample parking, and easy access from Industrial Hwy. Surrounding the property are national retailers such as McDonald's, Lowe's, Starbucks, Dollar General, and Crunch Fitness, to name a few. With its convenient location, this site is a great opportunity for any user looking to grow their business in York.



LOCATION

2290 Industrial Hwy is strategically positioned in the concentrated retail area of East York. The site benefits from the traffic flow of Industrial Highway (8,000 VPD) which also gives convenient access to Route 30 (50,000 VPD) and I-83 (76,000 VPD). With a trade area that extends more than 5 miles, this location attracts a vast customer base. The high concentration of traffic from the surrounding retail allows the center to pull from the immediate and nearby markets.

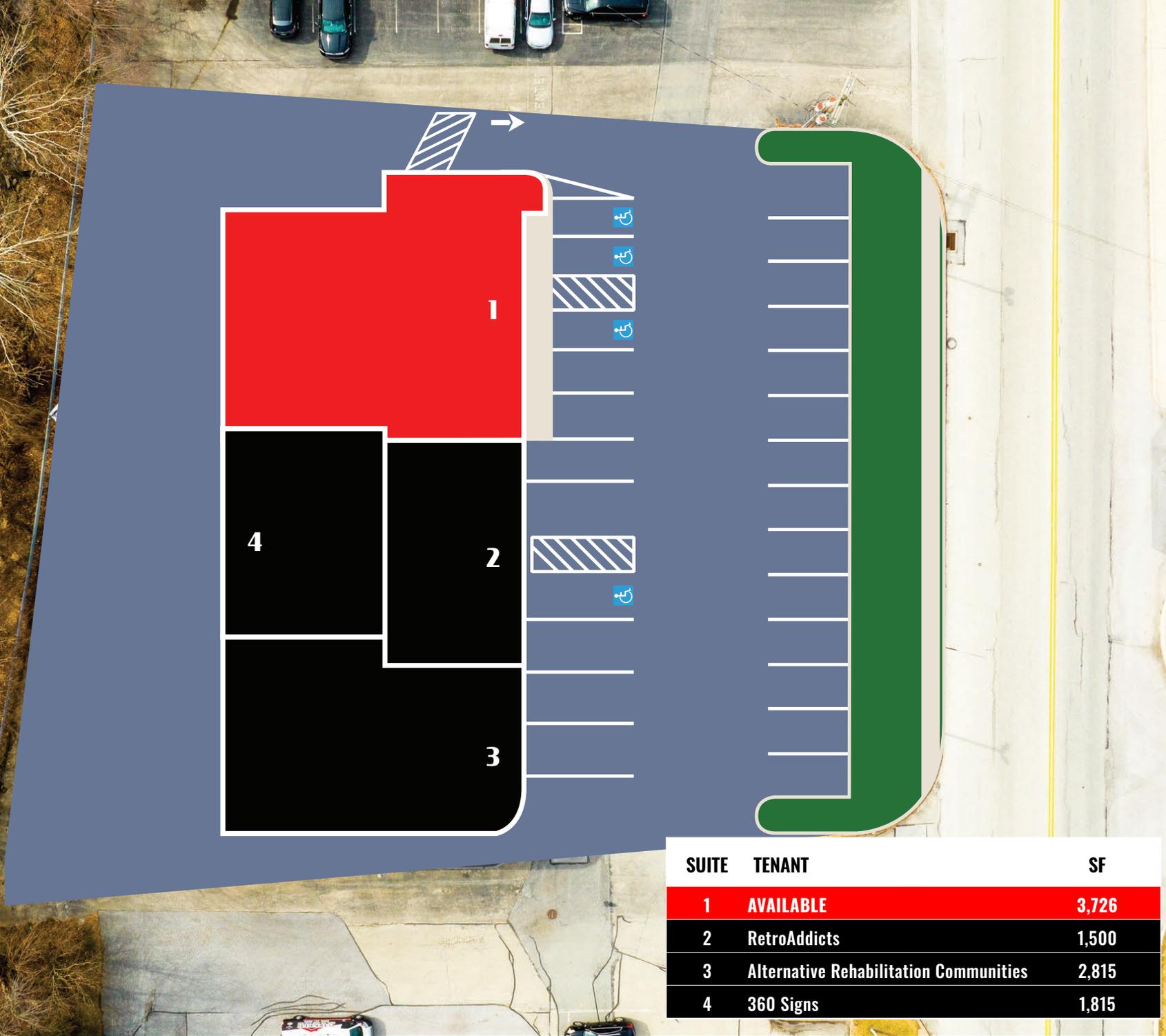
DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	79,842	148,562	216,089
EMPLOYEES	42,677	71,425	94,526
AVERAGE HHI	\$89,147	\$98,184	\$102,715
HOUSEHOLDS	31,579	57,959	84,765

TRADE AREA

Adding to the stability of this property is the 20-minute drive time demographic of over 254,644 people with household incomes of more than \$102,936 and daytime employment demographics equally as strong with 105,832. The demographics within a 10-mile radius include 295,421 people in 115,993 homes, a labor force of 110,539 with an average household income of \$104,147.



SITE PLAN



SUITE	TENANT	SF
1	AVAILABLE	3,726
2	RetroAddicts	1,500
3	Alternative Rehabilitation Communities	2,815
4	360 Signs	1,815

MARKET OVERVIEW

YORK GALLERIA MALL



YORK TOWN CENTER



STONYBROOK SHOPPING CENTER



YORK MARKETPLACE



FIREHOUSE SHOPPES



SITE



YORK MALL SHOPPING CENTER



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

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
State College, PA 16803

WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1
West Chester, PA 19380

NEW JERSEY OFFICE:

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

LISTING AGENTS:



Blake Shaffer

bshaffer@bennettwilliams.com



Tyler Gettel

tgettel@bennettwilliams.com



Brad Rohrbaugh

brorhbaugh@bennettwilliams.com



Chad Stine

cstine@bennettwilliams.com

CONTACT US

717.843.5555 | www.bennettwilliams.com

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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.

