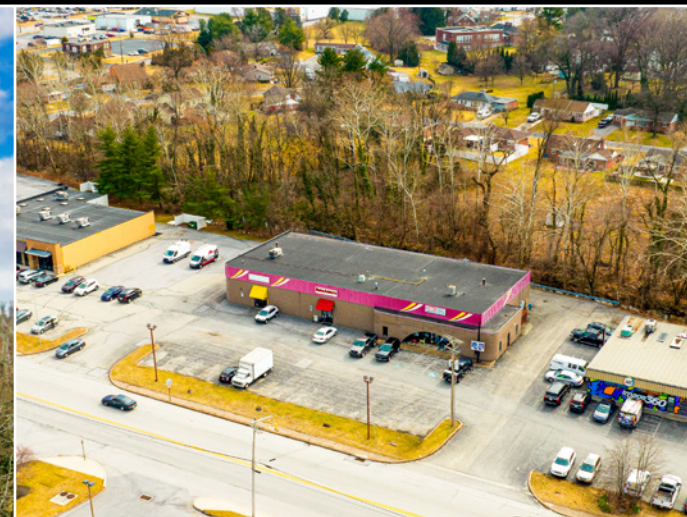


# 2290 Industrial Highway

York, PA | 17402

*For Lease*



*Surrounding Retailers*



2290 Industrial Hwy is a 3,276 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.

**BLAKE SHAFFER | ASHLEE LEHMAN**  
**BRAD ROHRBAUGH | CHAD STINE**  
717.843.5555 | [www.bennettwilliams.com](http://www.bennettwilliams.com)

York Office: 3528 Concord Rd. York, PA 17402  
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341  
Lancaster Office: 2173 Embassy Drive, Suite 201, Lancaster, PA 17601  
New Jersey Office: 309 Fellowship Rd, Suite 200, Mt. Laurel, NJ 08054

**Bennett WILLIAMS**  
COMMERCIAL REAL ESTATE

ACTIVE MEMBER OF:  
**RETAIL** BROKERS  
NETWORK



# 2290 Industrial Highway

York, PA | 17402

*For Lease*

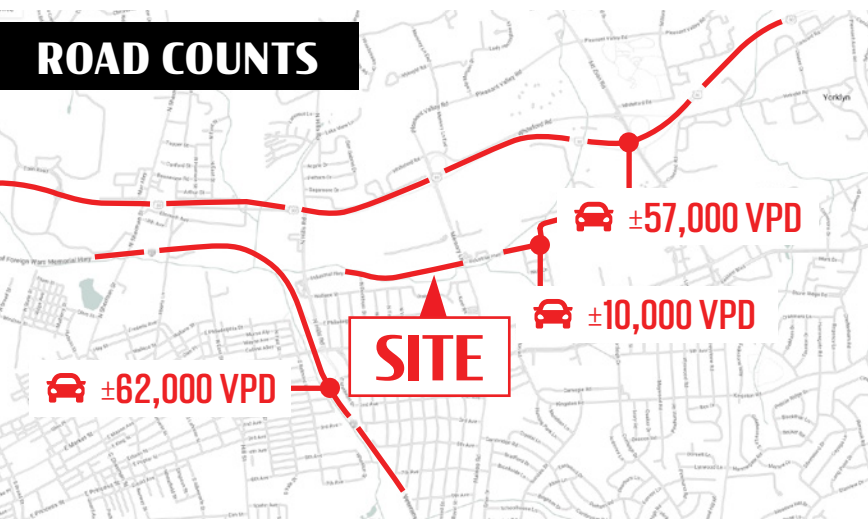
## Location

2290 Industrial Hwy is strategically positioned in the concentrated retail area of East York. The site benefits from the traffic flow of Industrial Highway (10,146 VPD) which also gives convenient access to Route 30 (57,000 VPD) and I-83 (62,000 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.

## Trade Area

Adding to the stability of this property is the 20-minute drive time demographic of over 235,565 people with household incomes of more than \$79,403 and daytime employment demographics equally as strong with 127,375. The demographics within a 10-mile radius include 279,700 people in 112,064 homes, a labor force of 225,340 with an average household income of \$80,800.

## ROAD COUNTS



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	75,521	141,957	207,406
TOTAL EMPLOYEES	45,270	75,744	96,508
AVERAGE HHI	\$71,733	\$76,507	\$81,510
TOTAL HOUSEHOLDS	29,918	55,521	81,066

TRAFFIC COUNTS: **Industrial Hwy** ± 10,000 VPD



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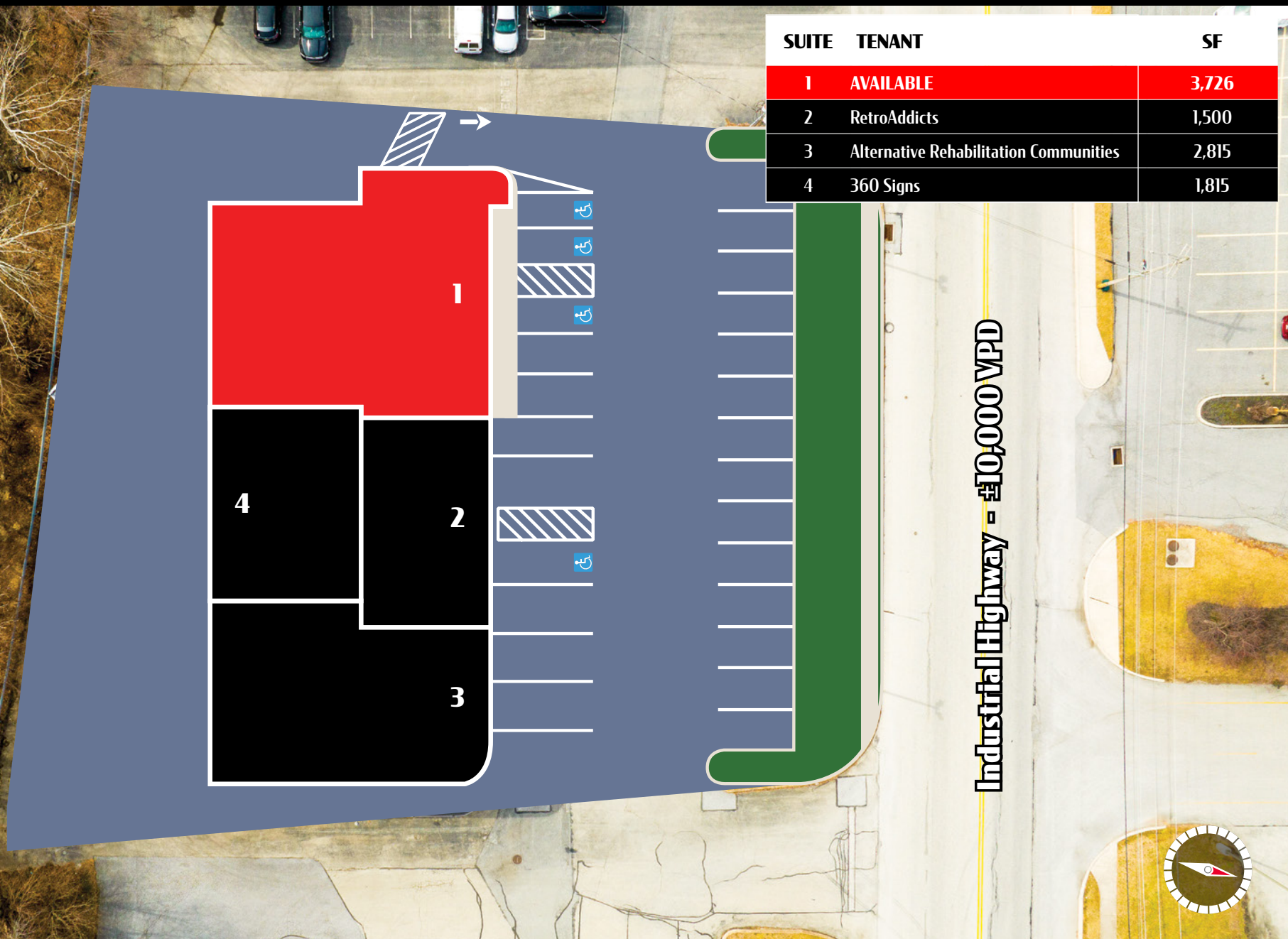


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## SITE PLAN



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## MARKET AERIAL



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