

# 1701 WHITEFORD ROAD

YORK, PA • 17402

**±600 SF  
FOR LEASE**

**N Hills Rd - ±18,000 VPD**

# PROPERTY OVERVIEW

1701 Whiteford Road is a retail space for lease, along Route 30 in York, PA. The site benefits from high visibility and great exposure, easy access, ample parking, and signage.



ROUTE 30: 92,000 VPD  
N HILLS RD: 22,000 VPD



**YORK TOWN CENTER**

**five BELOW** **LONGHORN STEAKHOUSE**

**YORK MALL SHOPPING CENTER**

**YORK MARKETPLACE**



±92,000 VPD

N Hills Rd - ±22,000 VPD

**SITE**





## LOCATION

The site is ideally situated on the fully signalized intersection of Whiteford Road and Route 30. Along this corridor you will also find traffic generating businesses like Apple Ford, Toyota of York, Harley Davidson Operations, Graham Packaging, and Hollywood Casino, just to name a few. Major National Retailers in the area include Target, Marshalls, Dick's Sporting Goods, ULTA, Best Buy, and many others.



DEMOGRAPHICS	5 MILE	7 MILE	10 MILE
POPULATION	150,082	211,347	291,739
EMPLOYEES	74,842	92,667	109,025
AVERAGE HHI	\$98,308	\$100,615	\$102,500
HOUSEHOLDS	58,669	83,224	115,141

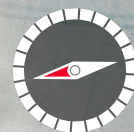
## TRADE AREA

Adding to the stability of the market are the demographics for a 10-mile radius. Within this radius, you will find 291,739 people in 115,141 households, with an average annual income of \$102,500 a year. The daily traffic is not only attributed to the residential population, but also the 8,559 businesses and 109,025 employees in the same 10-mile radius.

# SITE PLAN



**N Hills Rd - ±22,000 VPD**



# MARKET OVERVIEW



**Target**  
**KOHL'S**  
**SEPHORA**  
THE BEAUTY AUTHORITY  
**ULTA**  
BEAUTY  
**Michaels**

**YORK GALLERIA MALL**  
**Boscov's** **Marshalls**  
**rue21** **ExtraSpace Storage**  
**H&M** **AT&T** **HOLLYWOOD CASINO**  
**verizon** **YORK**

**YORK TOWN CENTER**  
**BEST BUY** **ULTA** **DICK'S**  
SPORTING GOODS  
**ROSS** **BOB'S FURNITURE** **FC**  
DRESS FOR LESS **five BELOW** HAIR CUTTERY  
**TORRID** **DAVID'S BRIDAL** **CHIPOTLE** **LONGHORN** **CHIPOTLE**

**Cheddar's**  
SCRATCH & KITCHEN  
**McDonald's**  
**Starbucks**



**SITE**

**CANDLEWOOD SUITES**  
**Raymour & Flanigan**  
FURNITURE MATTRESSES



**MANCHESTER CROSSROADS**  
**OLD NAVY** **PETSMART**  
**SPROUTS** **NTB**  
FARMERS MARKET  
**Arby's** **Friendly's** **Ritas**  
**SUBWAY**  
**INTERIORSHOME** **FINE WINE & GOOD SPIRITS**



**YORK MARKETPLACE**  
**LOWE'S** **CRUNCH** **Starbucks**  
**GIANT** FINE WINE & GOOD SPIRITS  
**SUPER SHOES** **FIREHOUSE SUBS**  
FOUNDED BY FIREMEN  
**GameStop** **RED LOBSTER**  
FRESH PRAWN-LOVE LOCATED

**YORK MALL**  
**Walmart** **DOLLAR TREE**  
**Supercenter** **sam's club**  
**Panera BREAD** **xfinity** **PartyCity**  
**Chick-fil-ℓ** **Applebee's** **BUFFALO WILD WINGS**  
DRILL • BAR

# 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:

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MANAGEMENT



## 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.

