

1701 Whiteford Road

York, PA | 17402

For Lease



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.

Abe Khan | Ashlee Lehman
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: 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

1701 Whiteford Road

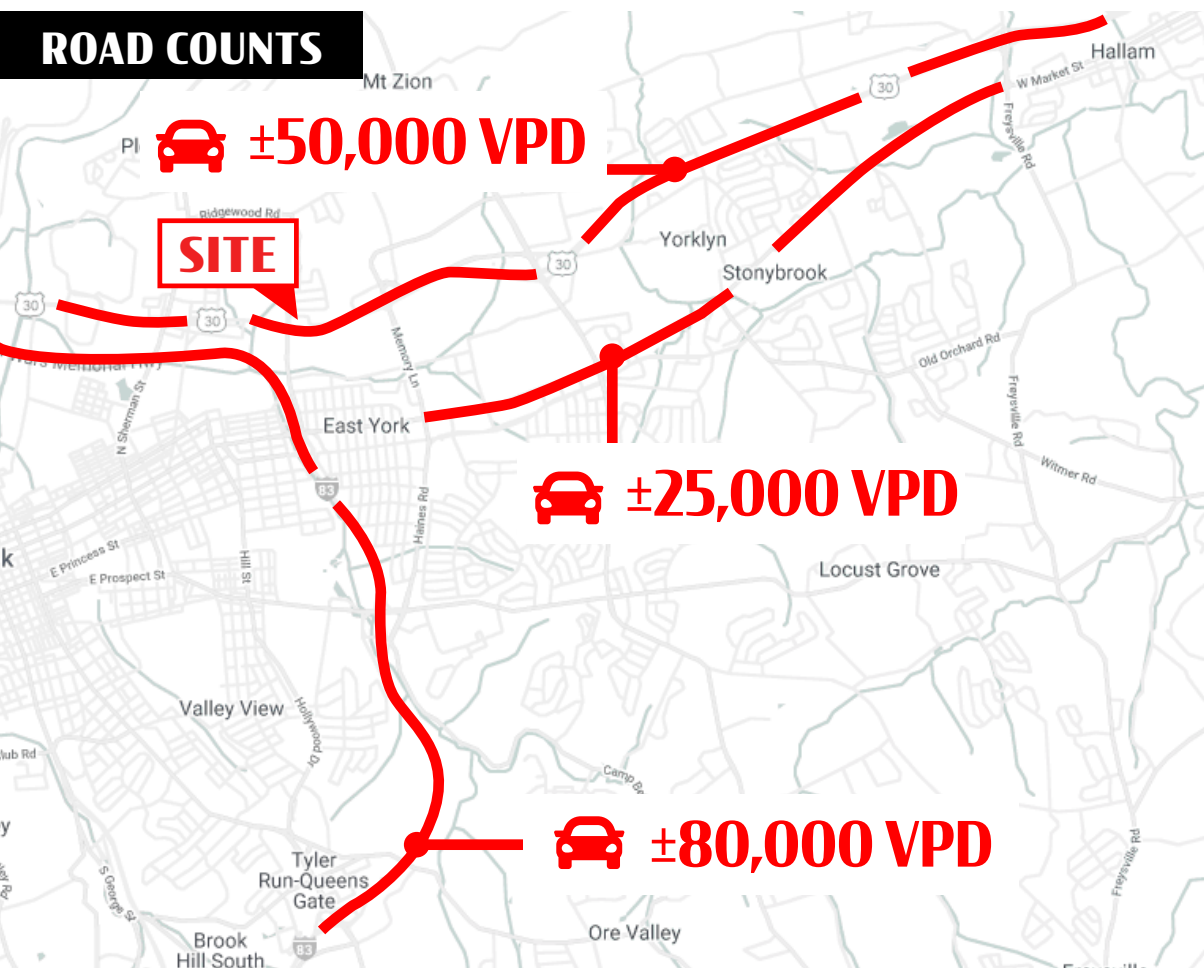
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Location

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.

ROAD COUNTS



Trade Area

Adding to the stability of the market are the demographics for a 10-mile radius. Within this radius, you will find 285,000 people in 110,000 households, with an average annual income of \$70,000 a year. The daily traffic is not only attributed to the residential population, but also the 9,000 businesses and 15,000 employees in the same 10-mile radius.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	5,691	78,404	144,085
TOTAL EMPLOYEES	4,838	47,663	79,215
AVERAGE HHI	\$70,737	\$67,783	\$77,017
TOTAL HOUSEHOLDS	2,440	30,623	56,180
TRAFFIC COUNTS: Rt 30 ± 50,000 VPD			

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SITE PLAN



N Hills Rd - ±18,000 VPD

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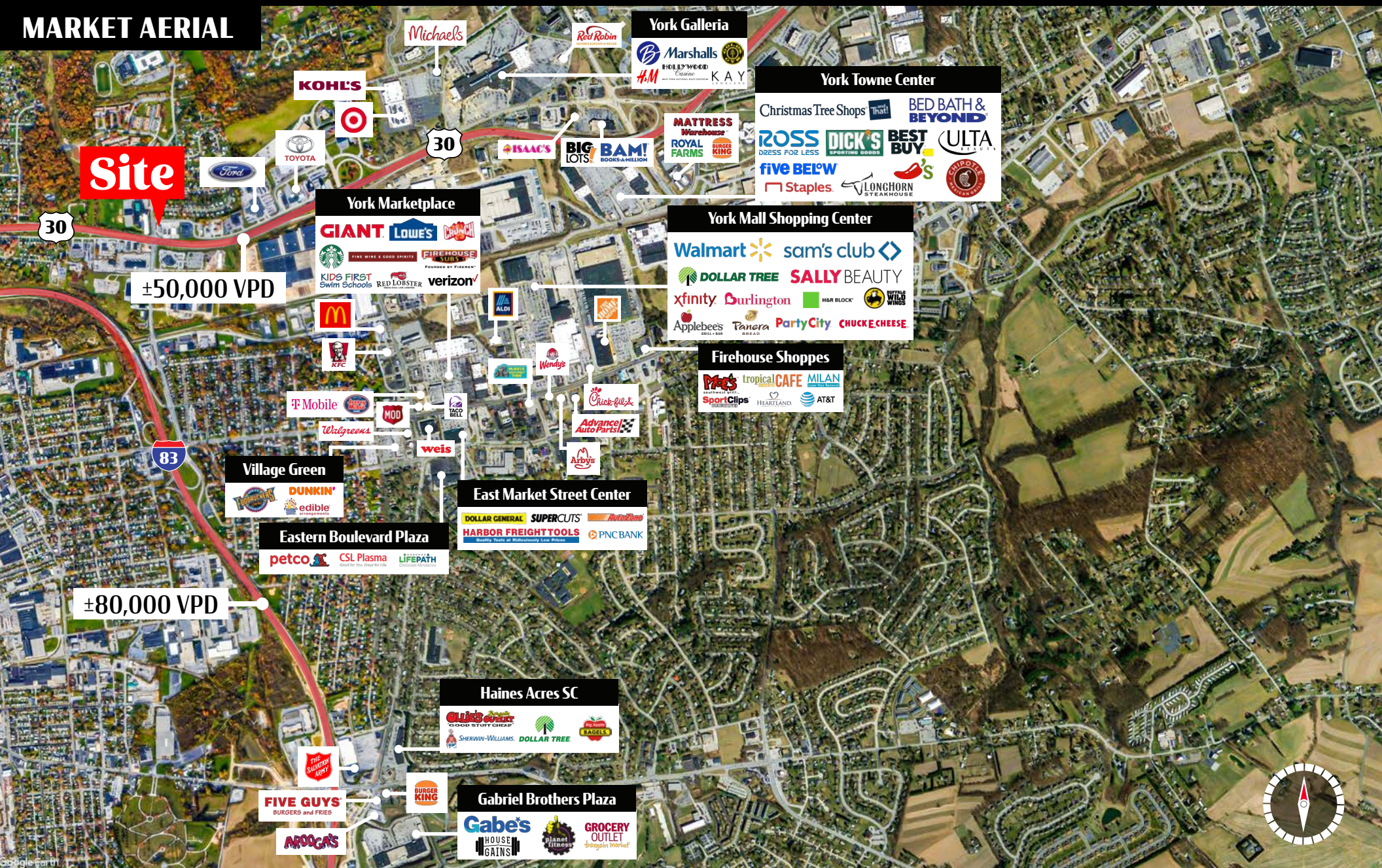
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MARKET AERIAL



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