

1701 Whiteford Road

York, PA | 17402

For Lease



Property Overview

Fully Leased

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.



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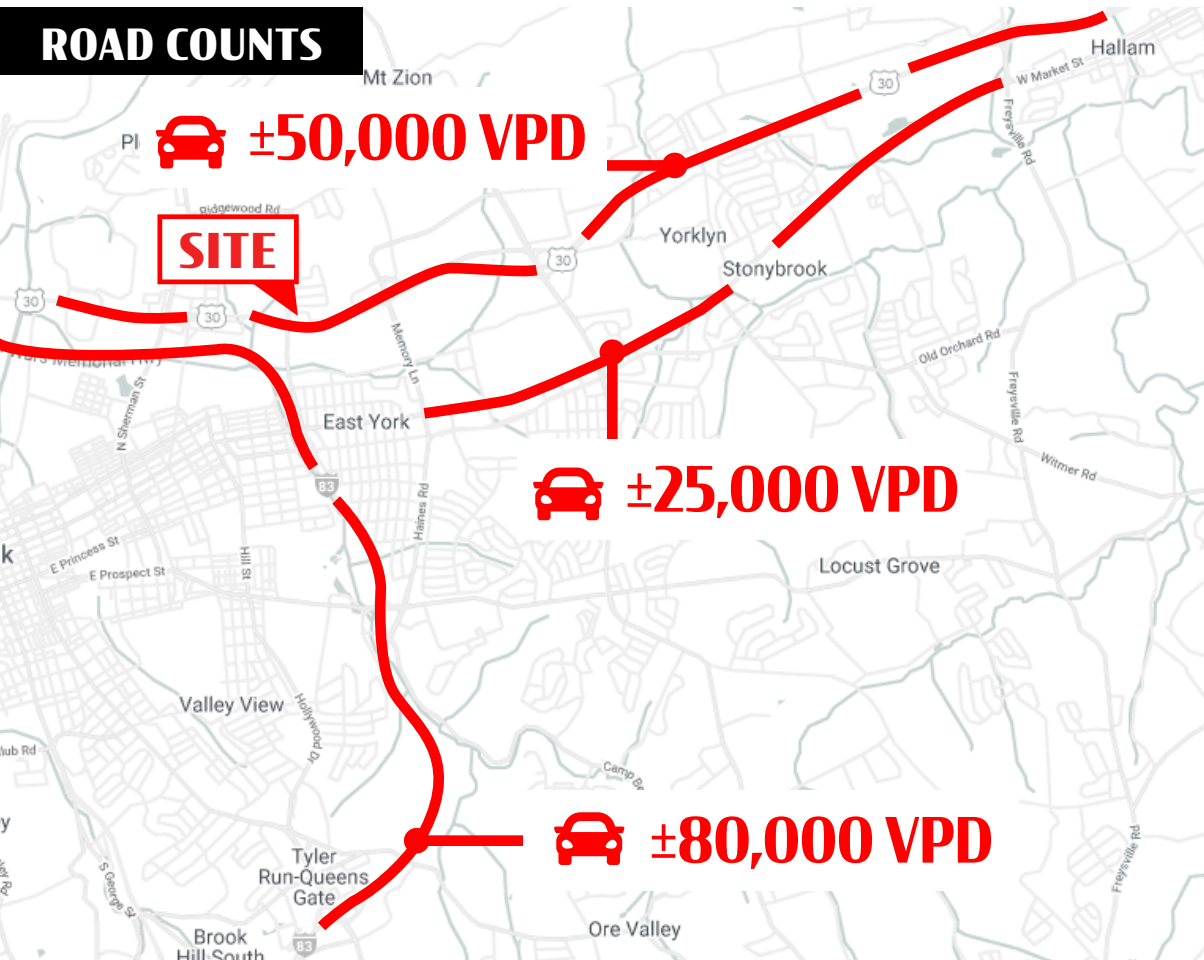
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Location

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



Abe Khan | Ashlee Lehman | Brad Rohrbaugh | Chad Stine
 For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

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SITE PLAN



N Hills Rd - ±18,000 VPD



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MARKET AERIAL



Site

±50,000 VPD

±80,000 VPD

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.

At Bennett Williams, your investments are always in good hands. Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the investment sales segment of the industry.



Bennett Williams is a member of the Capital Markets Real Estate Network, a nationwide network of professionals dedicated to, and specializing in the capital markets segment of commercial real estate. CMRE is comprised of the most highly-qualified, best-experienced independent Capital Market real estate professionals.



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