

575 Maryland Ave

York, PA | 17404

For Lease



575 Maryland Ave. is a retail center located on the outskirts of Downtown York. Co-tenancy includes Family Dollar and PA Preparatory Academy. The site benefits from ample parking, good visibility and exposure, and strong co-tenancy.

FAMILY DOLLAR
my family, my family dollar.

R.F. FAGER
COMPANY



Ashlee Lehman | Chris Seitz

For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

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Location

575 Maryland Ave. is ideally located with easy access to Route 30 and Route 74. Major employers in the area include York Building Products, York Hospital, and UPMC Hospital.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	88,687	148,971	209,264
TOTAL EMPLOYEES	49,153	81,530	100,703
AVERAGE HHI	\$68,960	\$77,086	\$80,644
TOTAL HOUSEHOLDS	34,246	58,382	81,283

TRAFFIC COUNTS: **Roosevelt Ave** ± 10,000 VPD

Trade Area

Adding to the stability of the market, within a 10-mile drive you will find +/- 276,700 people within +/- 108,000 households with an average annual income of +/- \$86,000. The daily foot traffic isn't just attributed to the residential population but also the +/- 9,000 businesses and +/- 115,000 employees within the same 10-mile radius.



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MARKET AERIAL

West Manchester TC



York Crossings



Carlisle Commerce Center



Carlisle Commerce Center



Delco Plaza



Site



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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.

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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