

2300 S Queen Street

YORK, PA | 17402

For Lease



PROPERTY OVERVIEW

2300 South Queen Street is a 2,392 square foot former free-standing bank for lease, located in York Township. It sits on the fully signalized intersection of South Queen Street and Dew Drop Road, with a point of access from each street. The site benefits from a drive-thru, ample parking, and easy access.

NEARBY RETAILERS



LOCATION

2300 South Queen Street is ideally located on the main travel artery and retail corridor of Southern York. The site will service surrounding towns like York, Red Lion, Dallastown, and Shrewsbury. Traffic generating attractions in the area include York County School of Technology, Queensgate Towne Center, OSS Health, and surrounding businesses like Giant, Starbucks, PA Fitness, and Jersey Mikes, just to name a few.



TRADE AREA

Adding to the stability of the market is the demographics within a 10-mile radius. You will find just under 273,000 people within 106,147 households, with an average annual income of \$82,624. The daytime demographics are also attributed to the +/- 8,500 businesses and +/- 114,000 employees within the same 10-mile radius.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	48,890	144,877	194,043
TOTAL EMPLOYEES	21,078	70,283	94,961
AVERAGE HHI	\$86,612	\$77,361	\$79,534
TOTAL HOUSEHOLDS	19,234	55,719	75,737

TRAFFIC COUNTS: S Queen St ± 13,000 VPD

MARKET AERIAL



Queensgate Towne Center

RC THEATRES, weis, sweetFrog, AT&T, CommunityAid, CHIPOTLE, Hair cuffery, PA FITNESS



Suburban Bowlerama



South York Plaza

GIANT, ISAAC'S, FIVE BEL'W

South York Crossing

PriceRite, SUBWAY, T Mobile, pennsylvania, finito's, noodles & COMPANY, LIFEPATH Christian Ministries, JOANN, Panera BREAD, DOLLAR TREE, DOLLAR GENERAL



Shoppes on Pauline

IHOP, JJ Panda, DUNKIN', PRIMANTI BROS., Hampton Inn, MOD

Stone Grille & Taphouse, UPS Freight, UPS

Site



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:

236 E. Route 38, Suite 130
Moorestown, NJ 08057

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About Bennett Williams

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