

2310 Industrial Highway

York, PA | 17402

For Lease



Property Overview

Available
± 4,000 SF

The site is formally known as Weiner World, a 4,000-square foot restaurant centrally located in York, Pennsylvania, situated along Industrial Highway (10,000 VPD) and Memory Lane (16,000 VPD). The property sits in the center of several retailers, residential roof tops, industrial, and office buildings. Also, to name a few national retailers nearby are Giant Foods, Lowe's, Sam's Club, Wal-Mart, Starbucks, Crunch Fitness, Red Lobster, Firehouse Subs, and several more in the area. With many traffic generating tenants in the area, this site is situated in the primary shopping district for East York, and in the center of Route 30 and Interstate 83 off and on ramps.

Surrounding Retailers



Abe Khan | Brad Rohrbaugh | Chad Stine

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COMMERCIAL BROKERAGE. *Redefined.*

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Location

2310 Industrial Hwy is strategically positioned in the concentrated retail area of East York. The site benefits from the traffic flow of Industrial Highway (10,000 VPD) which also gives convenient access to Route 30 (57,000 VPD) and I-83 (62,000 VPD). With a trade area that extends more than 5 miles, this location attracts a vast customer base. The high concentration of traffic from the surrounding retail allows the center to pull from the immediate and nearby markets.

Trade Area

Adding to the stability of this property is the 20-minute drive time demographic of over 235,565 people with household incomes of more than \$79,403 and daytime employment demographics equally as strong with 127,375. The demographics within a 10-mile radius include 279,700 people in 112,064 homes, a labor force of 225,340 with an average household income of \$80,800.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	75,521	141,957	207,406
TOTAL EMPLOYEES	45,270	75,744	96,508
AVERAGE HHI	\$71,733	\$76,507	\$81,510
TOTAL HOUSEHOLDS	29,918	55,521	81,066

TRAFFIC COUNTS: **Industrial Hwy** ± 10,000 VPD



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Bennett Williams
COMMERCIAL REAL ESTATE

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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.



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