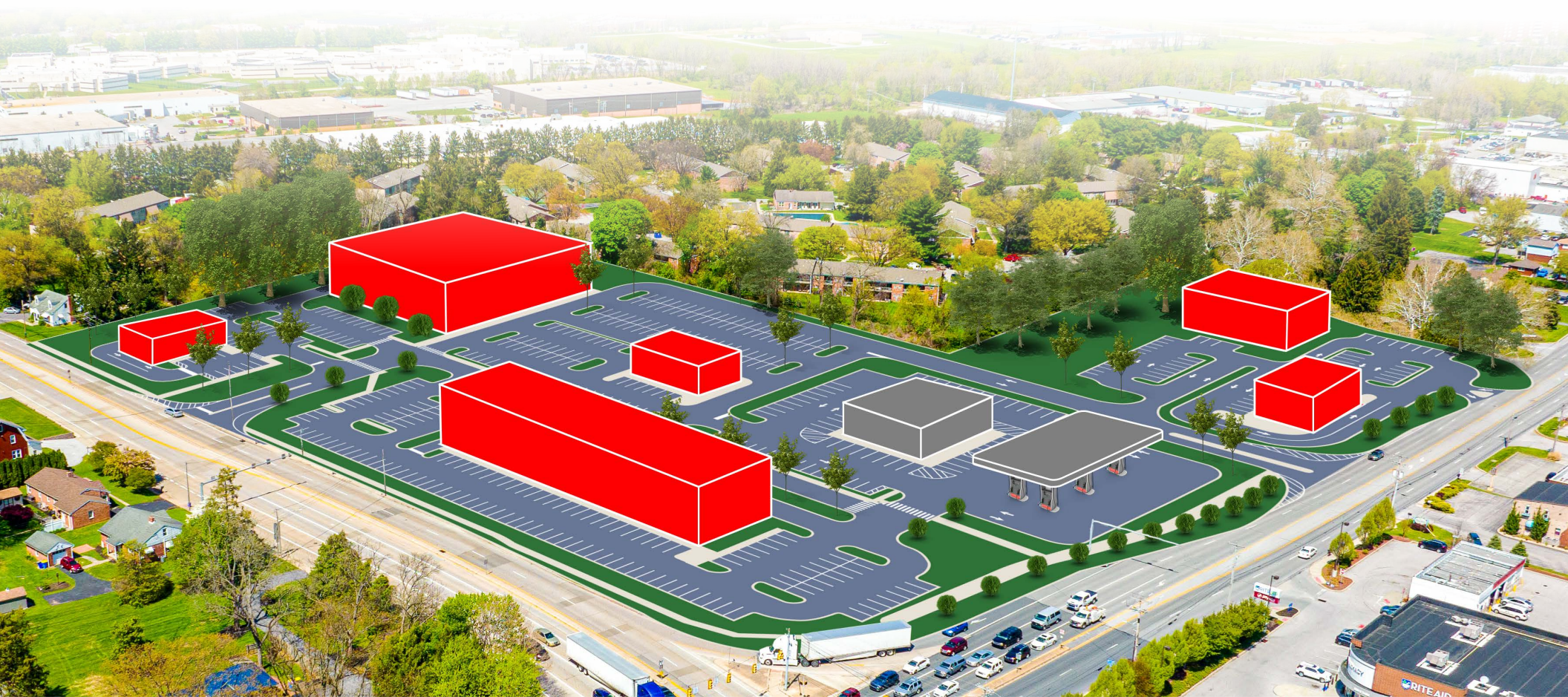


NEW DEVELOPMENT
Opportunity

MOUNT ZION COMMONS

E. MARKET ST &
MT ZION RD
YORK, PA 17402



Adam Hagerman | Cale Bruso | Brad Rohrbaugh | Chad Stine
For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com

ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

COMMERCIAL BROKERAGE. *Redefined.*

OVERVIEW

MOUNT ZION COMMONS



Mount Zion Commons is a brand-new mixed-use development coming to the heart of East York in the Spring of 2024. Positioned at the corner of East Market Street (±20,000 VPD) and Mt. Zion Road (±29,000 VPD), a national convenience store, an array of retail pads, and 11,000 square feet of inline retail space. This project is strategically positioned with frontage to the main thoroughfares in the East York Market. Mount Zion Commons is surrounded by national retailers such as: Chick Fil A, Home Depot, Walmart, Burlington, Giant, Weis, and more!

Conceptual Renderings



MOUNT ZION COMMONS



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LOCATION

Mount Zion Commons has access to Route 30 (±50,000 VPD) and Interstate 83 (±64,000 VPD). Mount Zion Commons is located in the heart of the area's heaviest traveled roadways and focal point for retail. The site is located less than a quarter mile from Route 30 (50,000 VPD) and a little over a mile from I-83 (64,000 VPD) offering quick access to major Central PA highways. With the site's convenient location, this creates a great opportunity for any retailer looking to join the East York Market.



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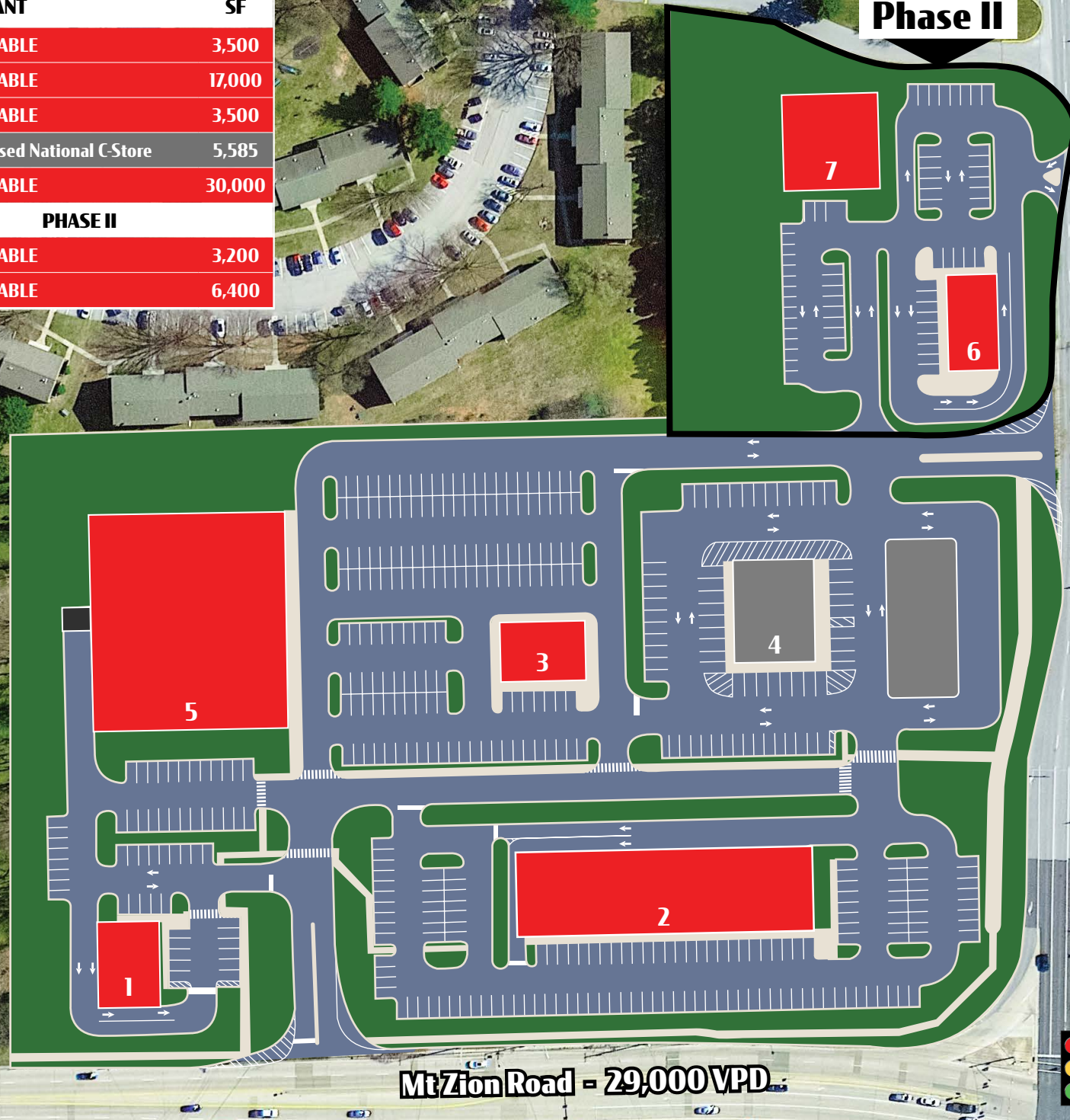
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SITELAND

MOUNT ZION COMMONS

SUITE	TENANT	SF
1	AVAILABLE	3,500
2	AVAILABLE	17,000
3	AVAILABLE	3,500
4	Proposed National C-Store	5,585
5	AVAILABLE	30,000
PHASE II		
6	AVAILABLE	3,200
7	AVAILABLE	6,400



Mt Zion Road - 29,000 VPD

Market Street - 20,000 VPD

Phase II



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RETAIL MARKET AERIAL

MOUNT ZION COMMONS



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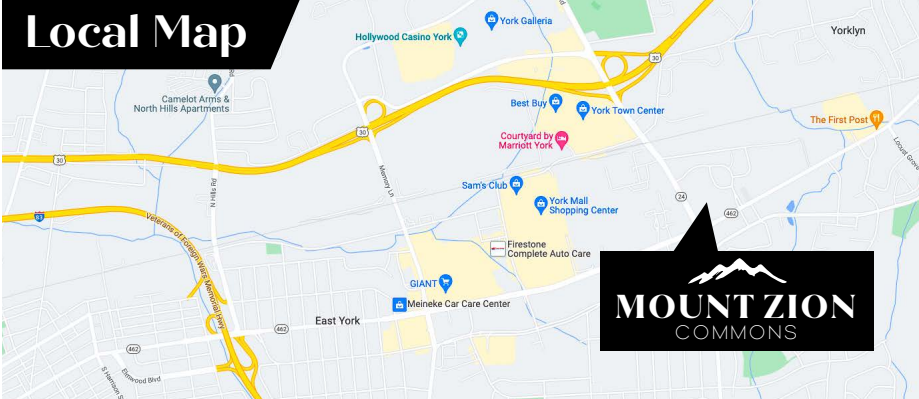
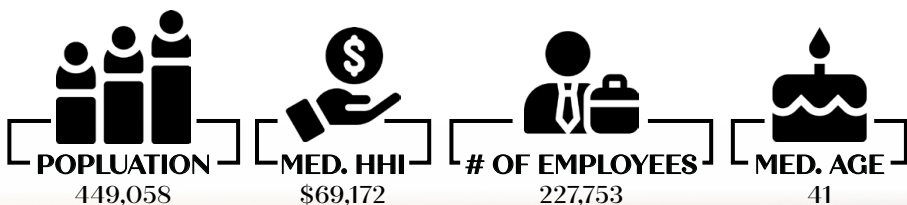


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York County Overview

Located approximately 55 miles from Baltimore, 100 miles from Philadelphia and 190 miles from New York City, York County boasts close proximity to major East Coast metropolitan markets. A community of over 440,000 people, York County encompasses 72 independent municipalities, including the City of York, 35 townships and 37 boroughs.

While continuing to embrace its agricultural roots, York also has evolved into a manufacturing and business hub. Major companies with roots here include Harley-Davidson, York Barbell, Voith Hydro, York International, Utz Quality Foods, Snyder's of Hanover, BAE Systems and more. But it's more than just the bustling local economy that has made York one of the fastest growing counties in all of York County Administrative Building Pennsylvania.



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	8,478	51,771	130,948
TOTAL EMPLOYEES	9,195	25,230	64,768
AVERAGE HHI	\$80,394	\$80,342	\$76,330
TOTAL HOUSEHOLDS	2,708	20,396	50,487



MARKET

MOUNT ZION COMMONS



About Bennett Williams

Bennett WILLIAMS
COMMERCIAL REAL ESTATE

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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