

New Development

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

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COMMERCIAL BROKERAGE. *Redefined.*

MOUNT ZION COMMONS



Mount Zion Commons is a brand-new mixed-use development coming to the heart of East York in the Spring of 2027. Positioned at the intersection of East Market Street (±20,000 VPD) and Mt. Zion Road (±29,000 VPD), Mount Zion Commons offers a rare opportunity for any retailer looking to enter the growing York market. Anchored by Wawa and 175 residential units, Mount Zion Commons will also feature First Watch restaurant, as well as a QSR pad and 3,100 square feet of inline retail space. Mount Zion Commons is surrounded by national retailers such as: Chick Fil A, Home Depot, Walmart, Burlington, Giant, Weis, and more!

Conceptual Renderings



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LOCATION

Mount Zion Commons has access to Route 30 ($\pm 50,000$ VPD) and Interstate 83 ($\pm 64,000$ 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.

York Mall SC
 Burlington SALLY BEAUTY
 DOLLAR TREE xfinity H&R BLOCK

York MP
 Starbucks CRUNCH FIREHOUSE SUBS FINE WINE & GOOD SPIRITS
 verizon KIDS FIRST Swim Schools Red Lobster VIET THAI

Walmart

GIANT **LOWE'S**

Route 30
 50,000 VPD

Target

York Galleria
 Marshalls H&M PA FITNESS BOSCO'S HOLLYWOOD Casino YORK

KOHL'S

York Town Center
 BOOT BARN BOB'S BARGAIN FURNITURE DICK'S SPORTING GOODS
 five BELOW ROSS DRESS FOR LESS
 Staples ULTA CHIPOTLE MEXICAN GRILL
 LONGHORN TORRID BEST BUY

THE HAWKER TRIPPO

ALDI

BUFFALO WILD WINGS

Raymour & Flanigan

sam's club

Mt Zion Road - $\pm 29,000$ VPD

PAD: $\pm 3,100$ SF AVAILABLE W/ DRIVE THRU

FIRST WATCH

PAD: $\pm 5,200$ SF PROPOSED W/ DRIVE THRU

Wawa

E Market Street

20,000 VPD

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Residential Renderings



- ELEVATION MATERIALS KEY LEGEND**
- E01 EXTERIOR INSULATION FINISH SYSTEM (EIFS), COLOR: BLACK
 - E02 HORIZONTAL VINYL SIDING SYSTEM, COLOR: WHITE
 - E03 VERTICAL BOARD 'N' BATTEN VINYL SIDING SYSTEM, COLOR: GRAY
 - E04 STONE VENEER SYSTEM, COLOR: BROWN
 - E05 ALUMINUM STOREFRONT SYSTEM W/ LOW-E GLAZING, COLOR: BLACK ANODIZED
 - E06 VINYL SLIDING PATIO DOOR, COLOR: MATCH STOREFRONT COLOR
 - E07 VINYL WINDOWS, COLOR: MATCH STOREFRONT COLOR
 - E08 ALUMINUM CORING AND PROJECTED CORNICE PROFILES, COLOR: MATCH STOREFRONT COLOR
 - E09 1 X 8 FASCIA BOARD, COLOR: TBD (DEPENDING ON MATERIAL LOCATION (SEE ELEVATIONS))
 - E10 EXTERIOR WALL LIGHT FIXTURE, BOTH SIDES, COLOR: BLACK
 - E11 PREFINISHED ALUMINUM GUARDRAIL, COLOR: BLACK
 - E12 TREATED WOOD POST WITH PVC COLUMN WRAP, COLOR: WHITE
 - E13 ALUMINUM CANTOPY, COLOR: BLACK



FRONT PERSPECTIVE
SCALE:



BACK PERSPECTIVE
SCALE:

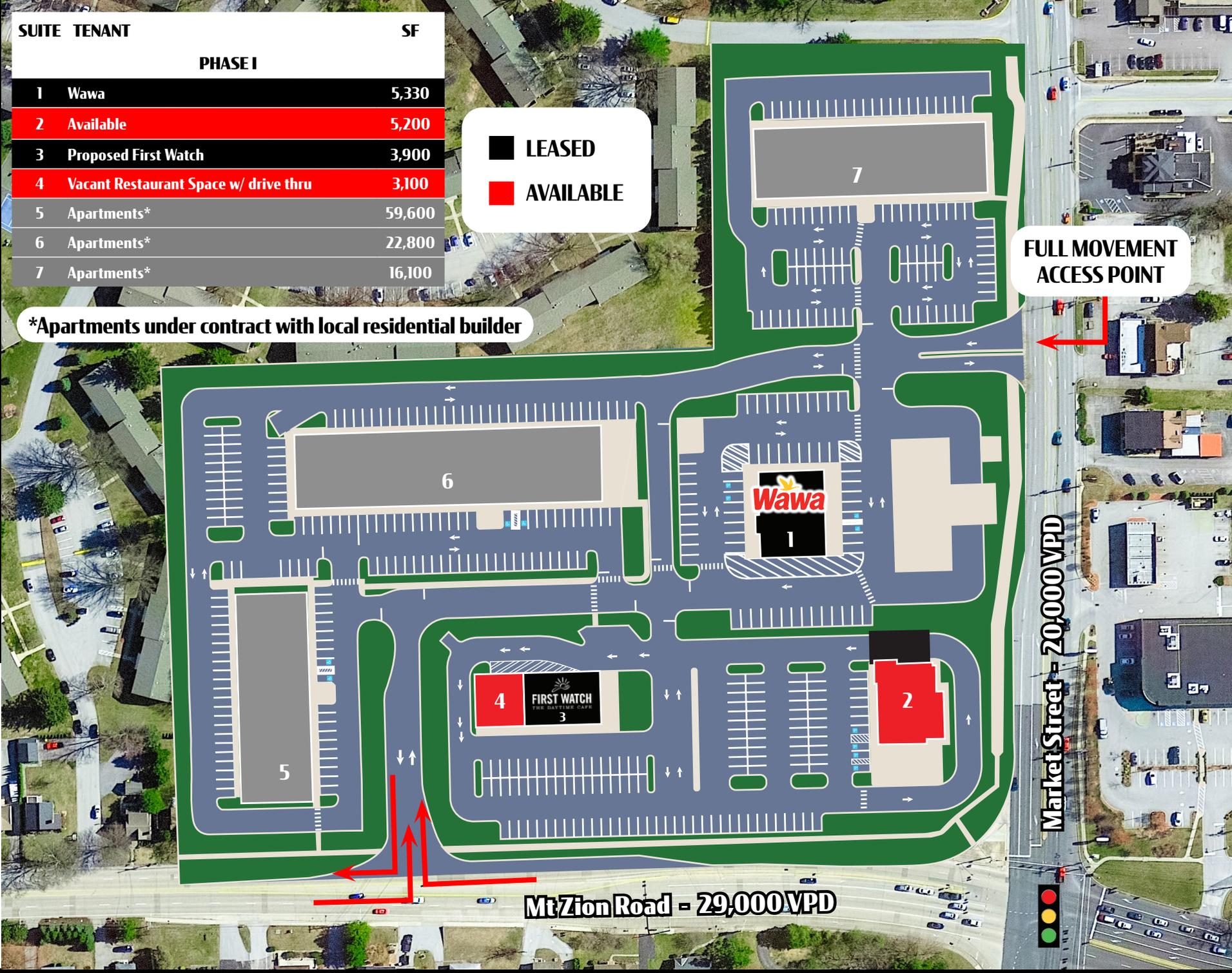
MOUNT ZION COMMONS

SUITE	TENANT	SF
PHASE I		
1	Wawa	5,330
2	Available	5,200
3	Proposed First Watch	3,900
4	Vacant Restaurant Space w/ drive thru	3,100
5	Apartments*	59,600
6	Apartments*	22,800
7	Apartments*	16,100

LEASED

AVAILABLE

***Apartments under contract with local residential builder**



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RETAIL MARKET AERIAL

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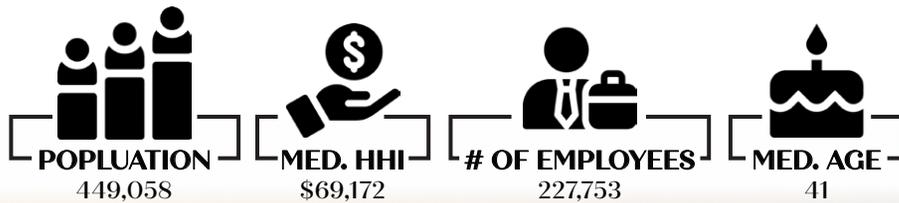
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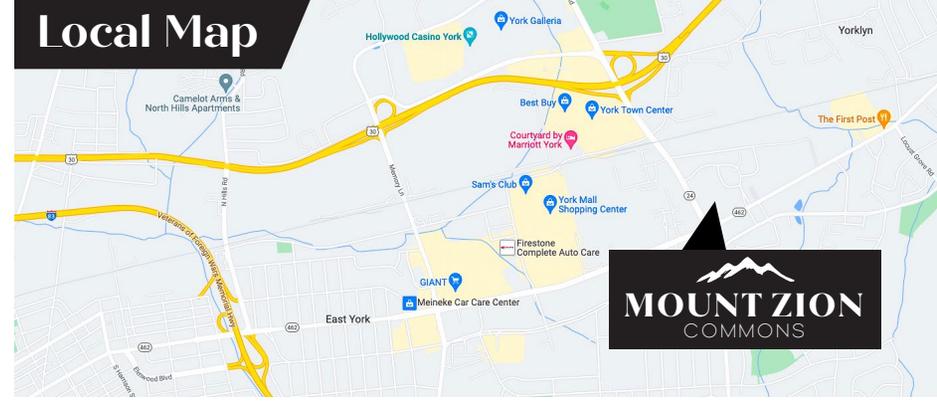
York County Overview

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, Johnson Controls, 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.



Local Map



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

Regional Map



MARKET

MOUNT ZION
COMMONS



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Bennett Williams

COMMERCIAL REAL ESTATE

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REPRESENTATION

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INVESTMENT
SALES

PROPERTY
MANAGEMENT

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
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LANCASTER OFFICE:

150 Farmington Lane, Suite 201
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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 107
West Chester, PA 19380

NEW JERSEY OFFICE:

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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.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

