New Development

MOUNT ZION COMMONS

E. MARKET ST & MT ZION RD

YORK, PA 17402



FOR LEASE ±1,350-5,330 SF





BW COMMERCIAL

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







OVERVIEW

Mount Zion Commons is a brand-new mixed-use development coming to the heart of East York in the Fall 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 modern-style apartments, Mount Zion Commons will also feature York County's first, First Watch restaurant, as well a national coffee chain, a national burger chain, and an addition +/- 6,000 square feet of inline retail space. Mount Zion Commons is surrounded by national retailers such as: Chick Fil A, Home Depot, Walmart, Burlington, Dick's Sporting Goods, Best Buy, Giant, Weis, and more!

Conceptual Renderings





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Residential Renderings

RENDERING

MOUNT ZION COMMONS



FRONT ELEVATION

SCALE: 3/32" = 1'-0"



BACK ELEVATION

SCALE: 3/32" = 1'-0"



END ELEVATION

SCALE: 3/32" = 1'-0"

ELEVATION MATIERALS 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 COPING 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 CANOPY, COLOR BLACK



FRONT PERSPECTIVE

SCALE:



BACK PERSPECTIVE

SCALE:

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SITE PLAN

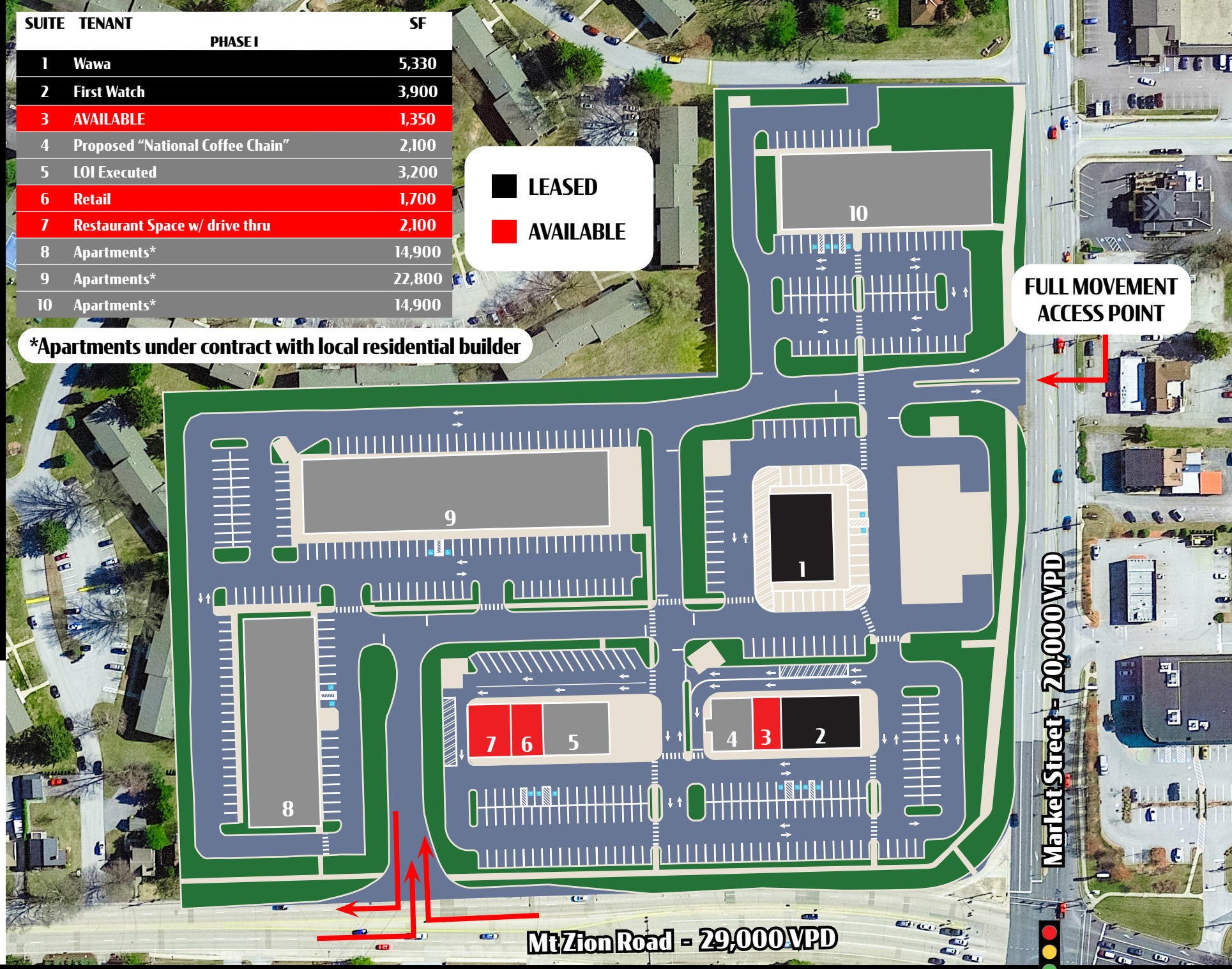
MOUNT ZION COMMONS

SUITE	TENANT	SF
	PHASE I	
1	Wawa	5,330
2	First Watch	3,900
3	AVAILABLE	1,350
4	Proposed "National Coffee Chain"	2,100
5	LOI Executed	3,200
6	Retail	1,700
7	Restaurant Space w/ drive thru	2,100
8	Apartments*	14,900
9	Apartments*	22,800
10	Apartments*	14,900

LEASED

AVAILABLE

*Apartments under contract with local residential builder



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RETAIL MARKET AERIAL

MOUNT ZION COMMONS



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MARKET

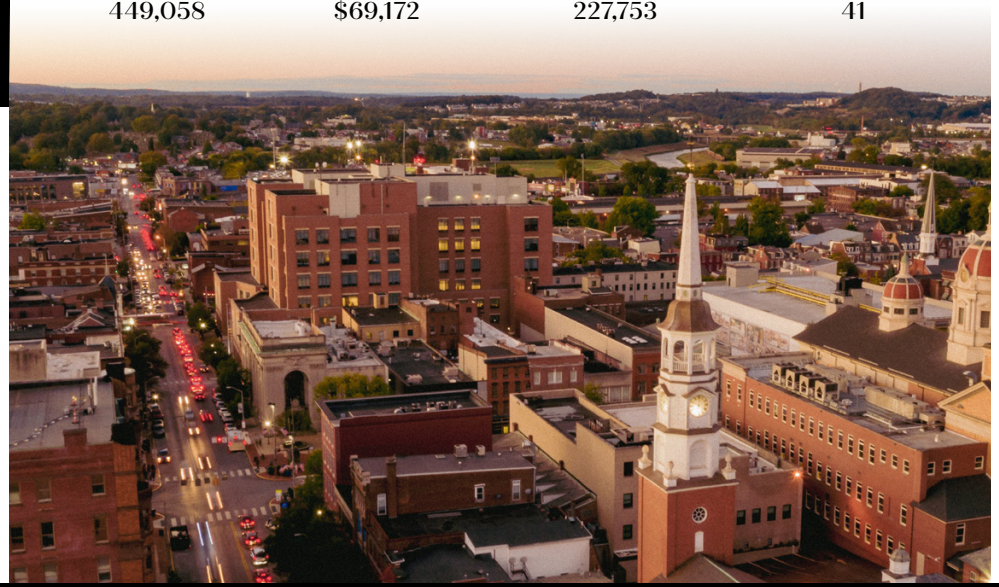
MOUNT ZION COMMONS

York County Overview

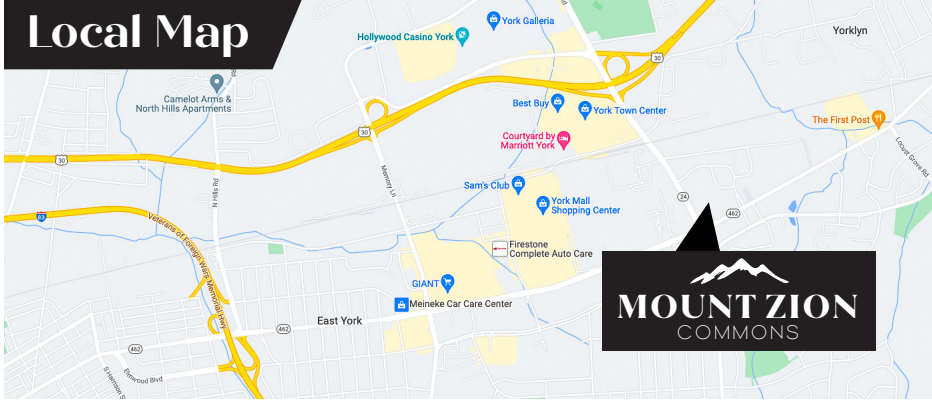
Located approximately 55 miles from Baltimore, 100 miles from Philadelphia and 190 miles from New York City, York County boasts close proximity to major East Coast metropolitan markets. A community of over 440,000 people, York County encompasses 72 independent municipalities, including the City of York,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

POPLUATION	MED. HHI	# OF EMPLOYEES	MED. AGE
449,058	$69,172	227,753	41



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



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COMMERCIAL REAL ESTATE

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

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 recieve top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

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