

New Development

MOUNT ZION COMMONS

**E. MARKET ST &
MT ZION RD**

YORK, PA 17402



FOR LEASE ±3,100 SF



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



COMMERCIAL BROKERAGE. *Redefined.*

MOUNT ZION COMMONS



Mount Zion Commons is a brand-new retail development coming to the heart of East York in the Summer of 2025. 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 17,000 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

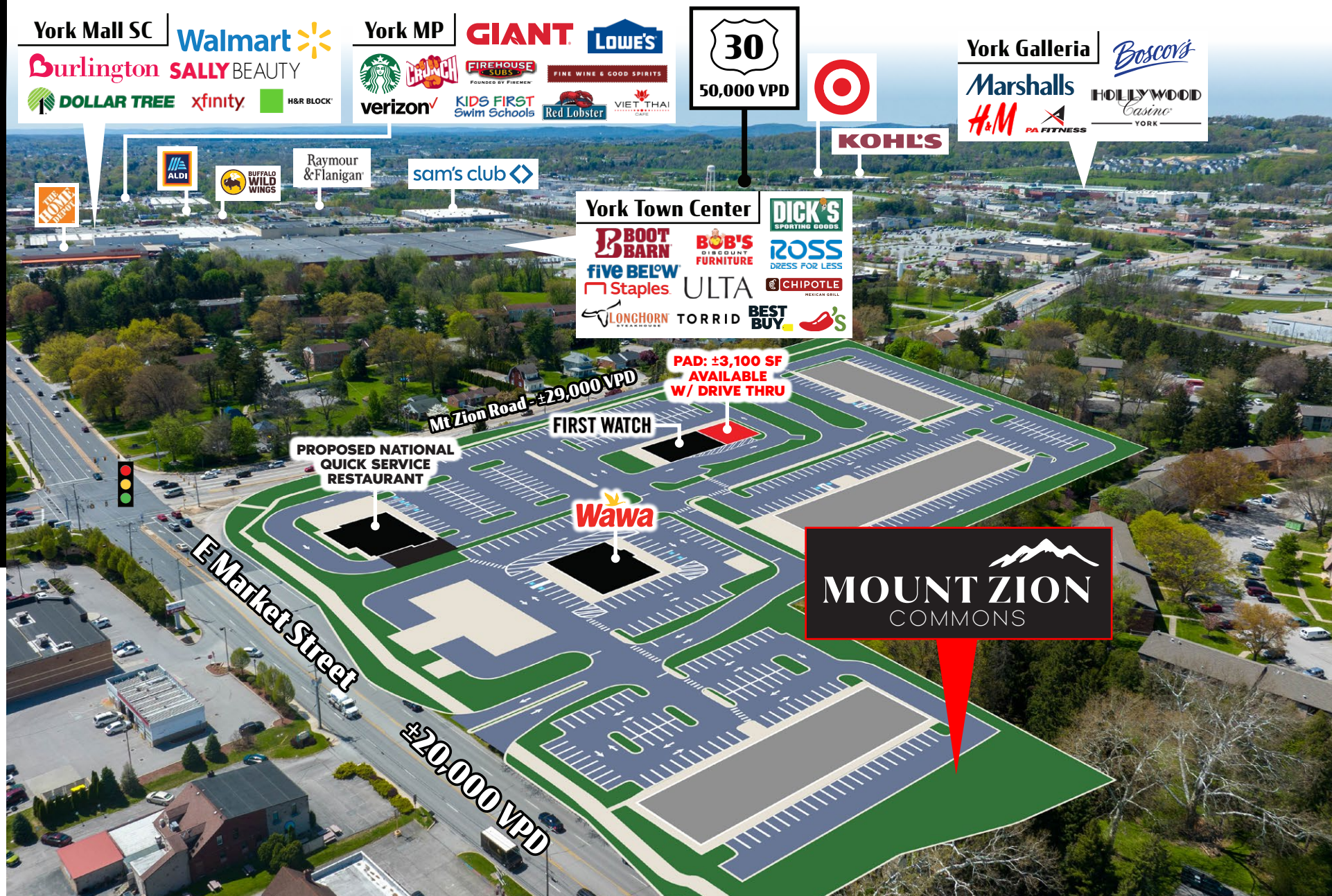




LOCATION

MOUNT ZION COMMONS

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.



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SITE PLAN

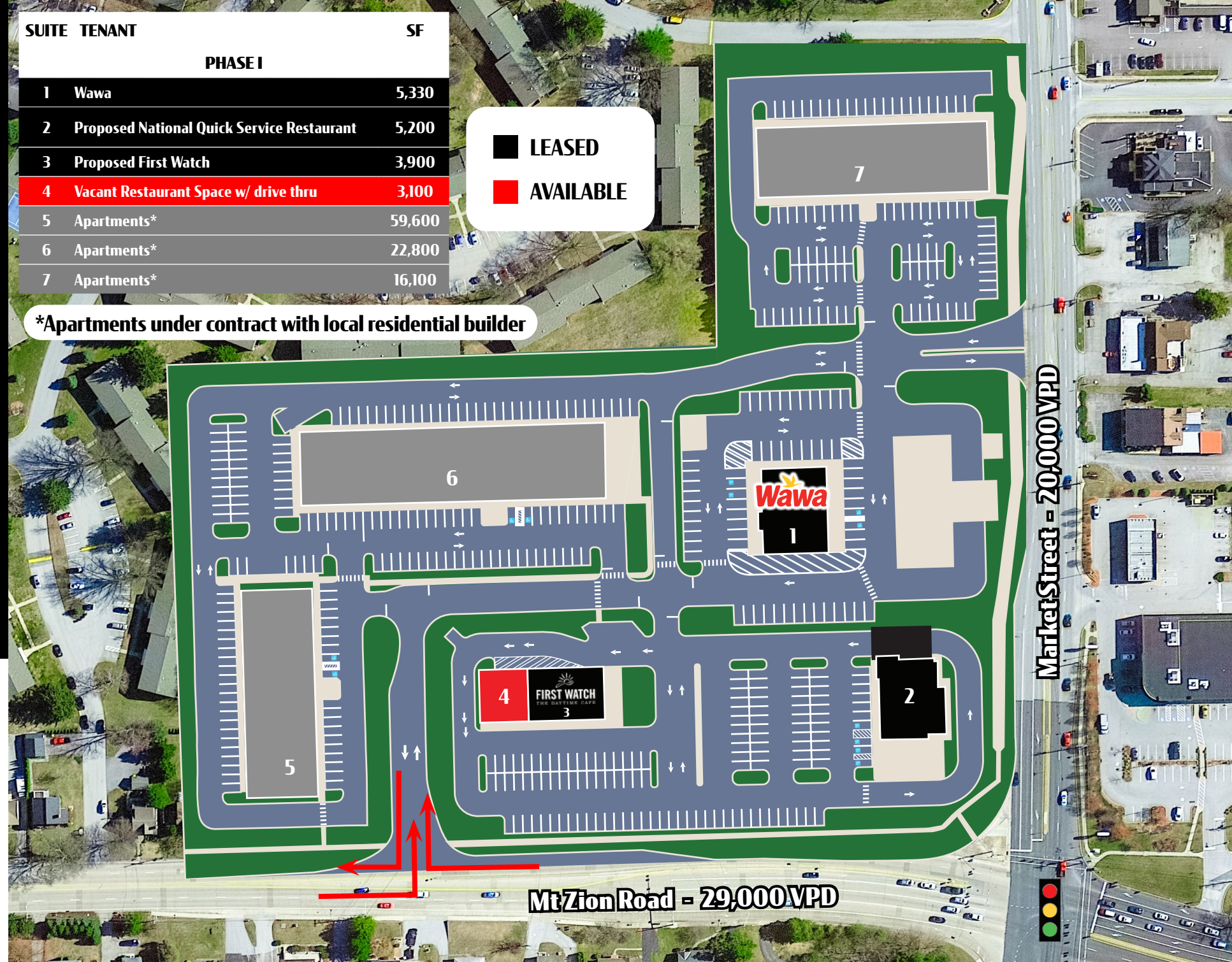
MOUNT ZION COMMONS

SUITE	TENANT	SF
PHASE I		
1	Wawa	5,330
2	Proposed National Quick Service Restaurant	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





RETAIL MARKET AERIAL

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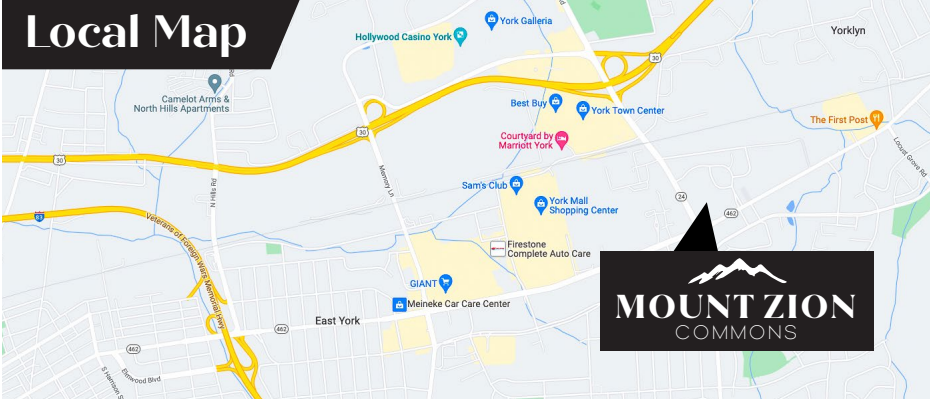
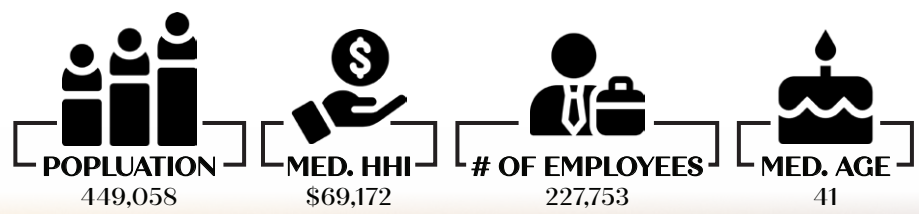


MARKET

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.



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



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Bennett Williams

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

WEST CHESTER OFFICE:

107 E Chestnut St, Suite 107
West Chester, PA 19380

NEW JERSEY OFFICE:

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

LISTING AGENTS:



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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.

