

*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](http://www.bennettwilliams.com)

ACTIVE MEMBER OF:  
**RETAIL BROKERS NETWORK**

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 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.

York Mall SC

Walmart

York MP

GIANT

LOWE'S

York Galleria

Boscov's

Burlington

SALLY BEAUTY

FIREHOUSE SUBS

FINE WINE & GOOD SPIRITS

Marshall's

HOLLYWOOD Casino YORK

DOLLAR TREE

xfinity

H&R BLOCK

Starbucks

verizon

KIDS FIRST Swim Schools

Red Lobster

VIET THAI

Target

H&M

PA FITNESS

KOHL'S

Chick-fil-A

Panera BREAD

CHUCK E. CHEESE Party City

ALDI

BUFFALO WILD WINGS

Raymour & Flanigan

sam's club

30  
50,000 VPD

E Market Street

±3,200-6,000 SF AVAILABLE

York Town Center

DICK'S SPORTING GOODS

ROSS DRESS FOR LESS

five BEL'W

Staples

ULTA

CHIPOTLE MEXICAN GRILL

LONGHORN STEAKHOUSE

TORRID

BEST BUY

Mt Zion Road - ±79,000 VPD

±20,000 VPD

RITE AID

FirstWatch The Daytime Cafe

Starbucks

Wawa

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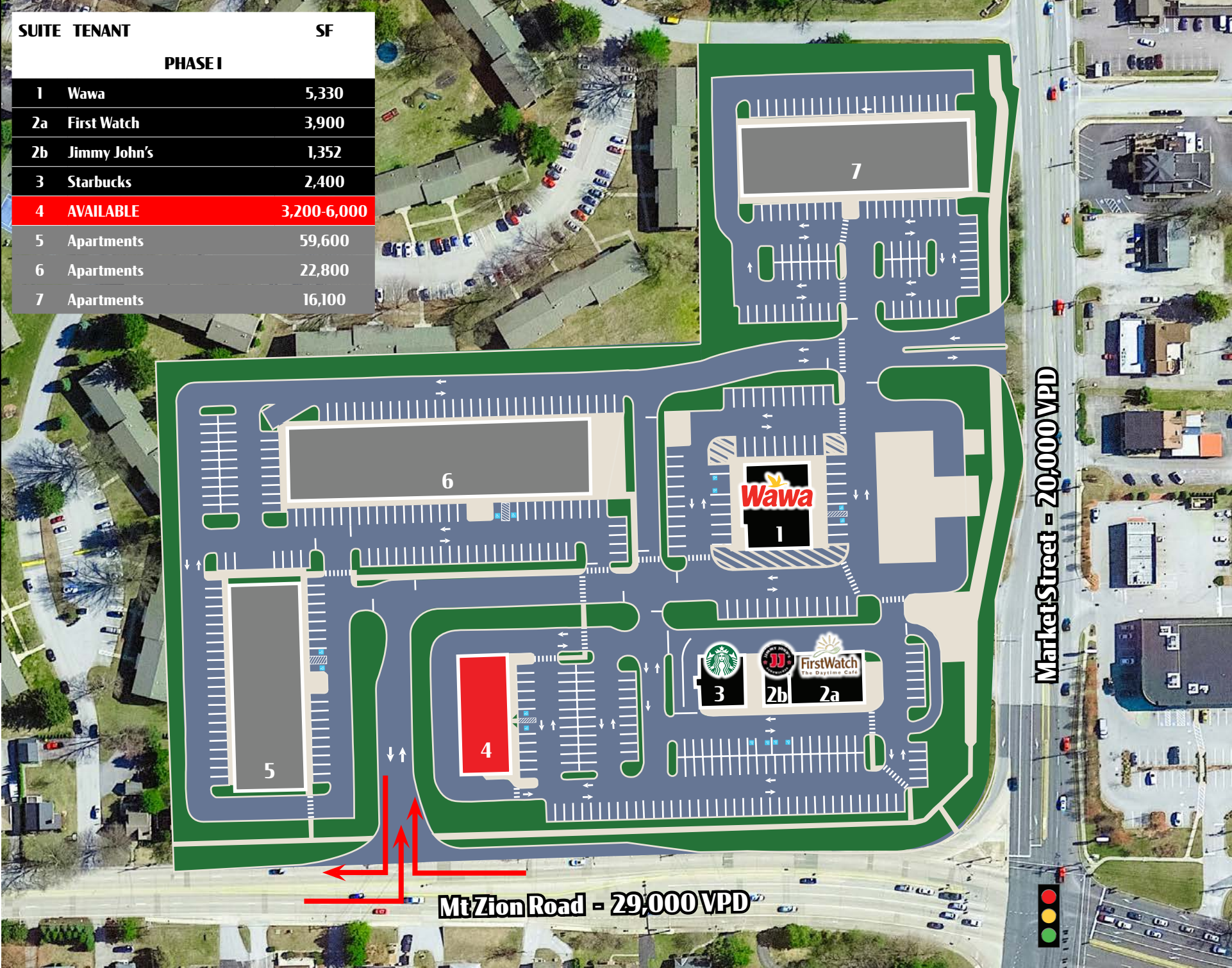
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# MOUNT ZION COMMONS

# ZAZA PLAZA SITE

SUITE	TENANT	SF
<b>PHASE I</b>		
1	Wawa	5,330
2a	First Watch	3,900
2b	Jimmy John's	1,352
3	Starbucks	2,400
4	AVAILABLE	3,200-6,000
5	Apartments	59,600
6	Apartments	22,800
7	Apartments	16,100



**Mt Zion Road = 29,000 VPD**

**Market Street = 20,000 VPD**



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# RETAIL MARKET AERIAL

## MOUNT ZION COMMONS



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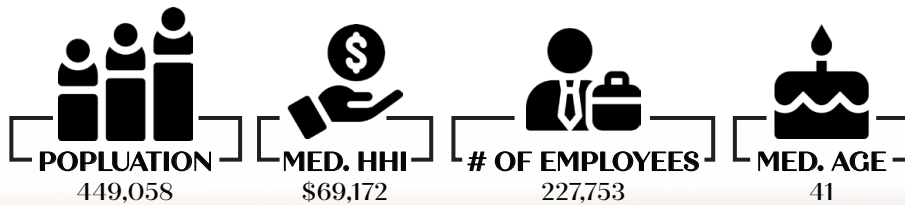
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# York County Overview

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, 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

LANDLORD  
REPRESENTATION

TENANT  
REPRESENTATION

INVESTMENT  
SALES

PROPERTY  
MANAGEMENT

## 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

### WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310  
Williamsport, PA 17701

### 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

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.

