

Pauline Drive

YORK, PA | 17402

Site

±4,565 VPD

±9,681 VPD

±15,007 VPD

± 2.4 ACRES
FOR SALE

Nearby Retailers:



Blake Shaffer | Brad Rohrbaugh | Chad Stine
For Sale Information: 717.843.5555 | Learn more at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

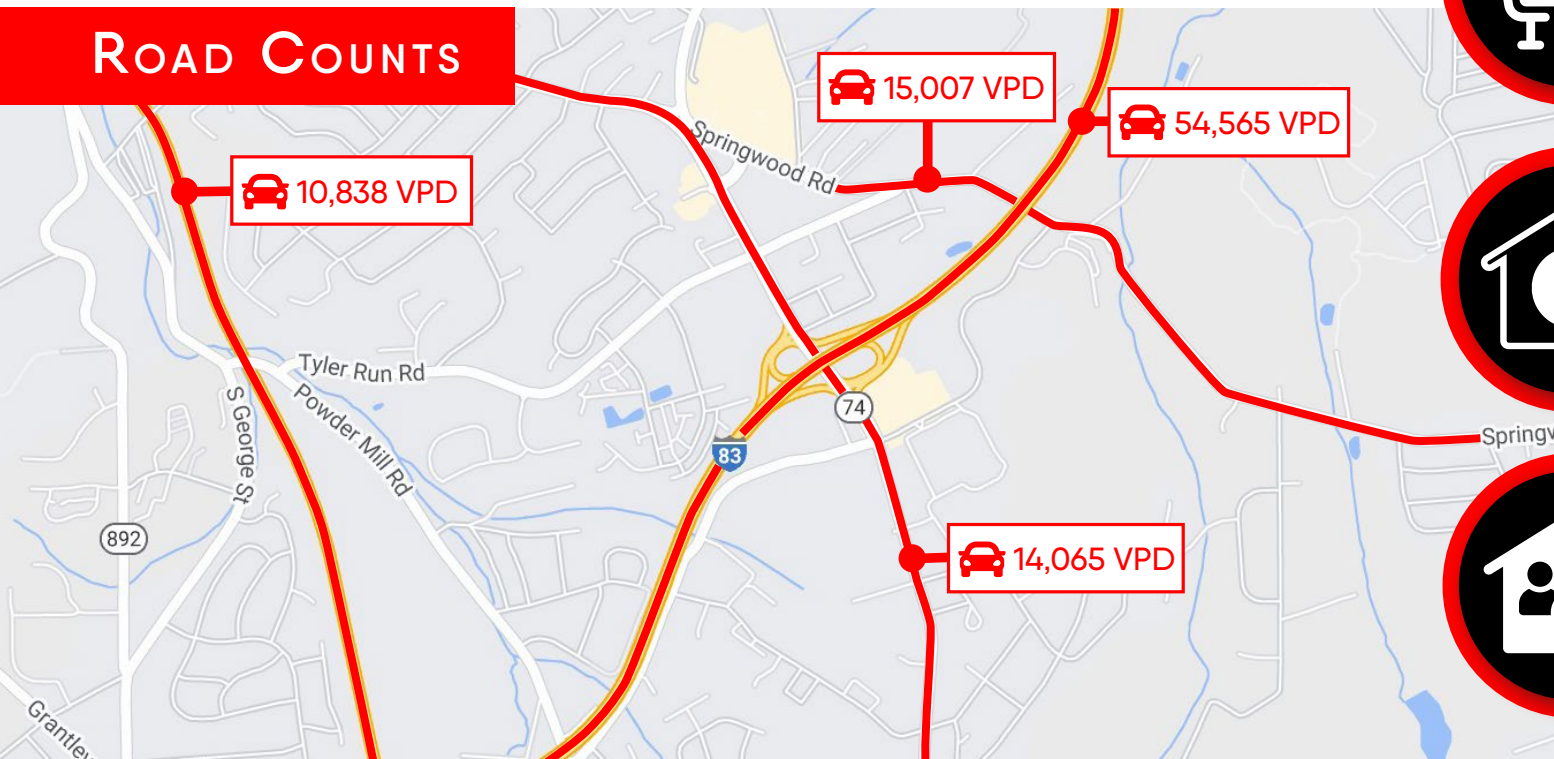
Pauline Drive – York, PA | 17402

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PROPERTY OVERVIEW

This 2.4 acre parcel offers strong visibility to the 54,000 ± VPD. The property benefits from the neighboring shopping center which houses Central PA's dominant grocer, Giant. Benefitting from a mix of business in the immediate area including grocery, fitness, food, banking, and gas, the property creates a strong opportunity for any operator.

ROAD COUNTS



POPULATION

1 MILE- 5,861
3 MILE- 70,452
5 MILE- 153,445



EMPLOYEES

1 MILE- 4,954
3 MILE- 31,995
5 MILE- 75,745



AVERAGE HHI

1 MILE- \$88,058
3 MILE- \$82,159
5 MILE- \$77,966



HOUSEHOLDS

3 MILE- 2,583
5 MILE- 27,195
7 MILE- 59,572



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ACTIVE MEMBER OF:

RETAIL BROKERS NETWORK

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MARKET AERIAL



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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

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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Brad Rohrbaugh

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Chad Stine

CStine@bennettwilliams.com

CONTACT US

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LANDLORD
REPRESENTATION

TENANT
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INVESTMENT
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PROPERTY
MANAGEMENT



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.

