

For Lease

1000 HAINES ROAD

4,100 SF

YORK, PA | 17402



AVAILABLE
4,100 SF



Abe Khan | Brad Rohrbaugh | Chad Stine
For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

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Project

1000 Haines Road is an 4,100 square-foot former bank space located in York, Pennsylvania. The site has access via Haines Road (16,600 VPD), with convenient access to Mt. Rose Avenue, as well as Interstate 83. The project benefits from surrounding retailers like Gabe's, Dollar Tree, Ollie's, and Planet Fitness, just to name a few.

Location

1000 Haines Road is strategically positioned with significant frontage along one of the market's primary retail corridors, Haines Road. The property benefits from the high-volume traffic flow of Haines Road and Mt. Rose Avenue, which are two of the area's heaviest traveled roadways. Both act as feeder roads to access Interstate 83, which sees over 70,000 VPD. The corridor acts as a focal point for retail, office and medical, with a trade area that extends more than 5 miles, attracting a vast customer base. With a high concentration of traffic driven by the anchor tenants located in the surrounding retail centers, the center pulls from not just the immediate trade area but the surrounding market points as well.

Trade Area

Adding to the stability of the project, 1000 Haines Road shows a 10-minute drive time demographic of over 187,163 people with household incomes of more than \$74,712 and daytime employment demographics equally as strong with 121,267. The demographics within a 5-mile radius include 150,864 people in 58,730 homes, a labor force of 77,633, with an average household income of \$76,876. The area's growth since 2000 has increased over 10.4% with 5,959 new homes.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	83,225	150,864	209,601
TOTAL EMPLOYEES	48,740	77,633	102,545
AVERAGE HHI	\$74,347	\$76,876	\$81,477
TOTAL HOUSEHOLDS	31,900	58,730	81,918

TRAFFIC COUNTS: **Haines Rd** - ±16,600 VPD



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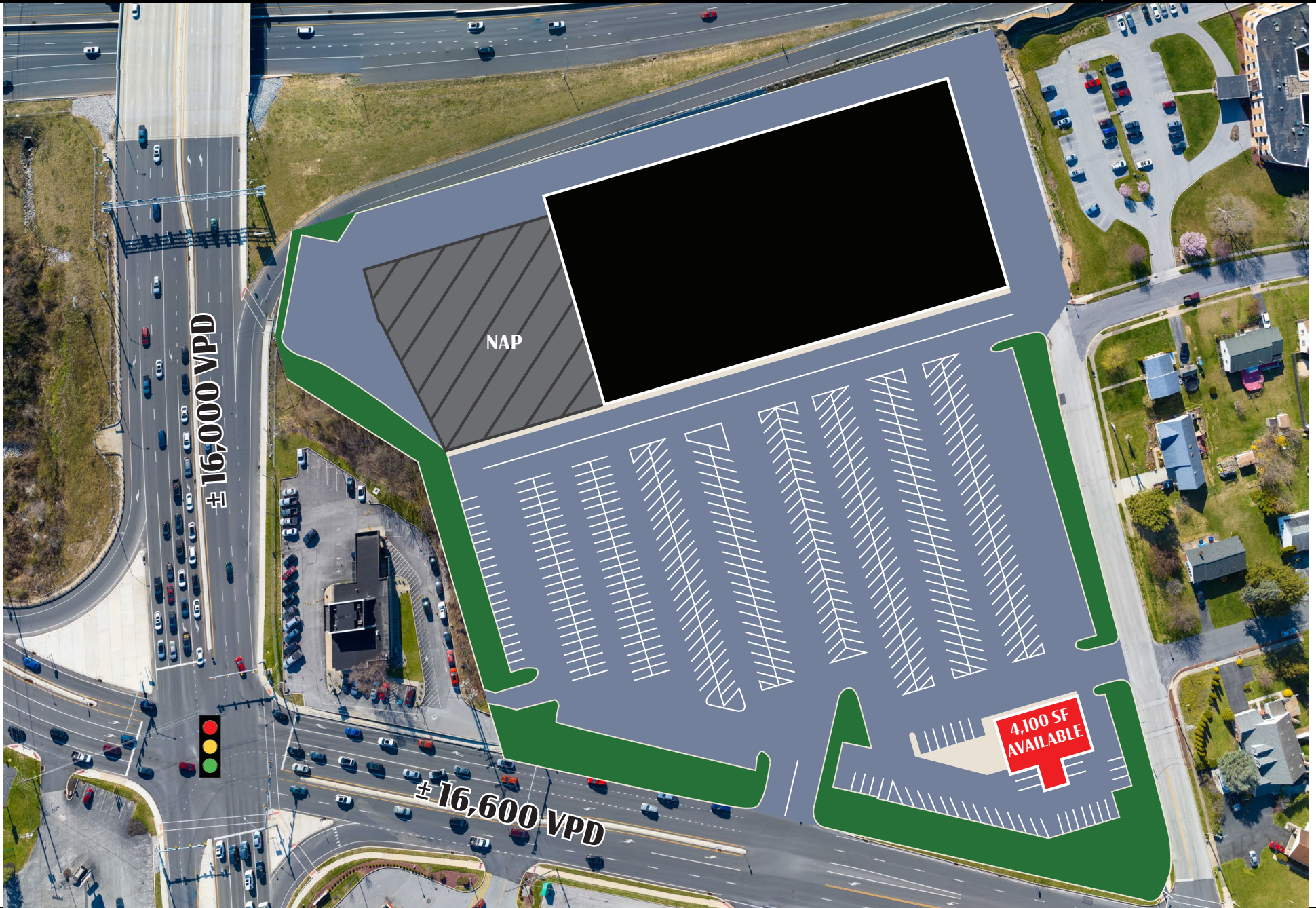
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Gabriel Brothers Plaza **Gabe's**

planet fitness **GROCERY OUTLET** **ACE of VAPES**
bargain market

Haines Acres SC **DOLLAR TREE**

OLLIE'S **Big Apple** **PARMA**
GOOD STUFF CHEAP BAGELS Pizza & Grill

Rutter's
Why Go Anywhere Else?

Pizza Hut **BURGER KING**

FIVE GUYS
BURGERS and FRIES

ARCOGA'S

SITE

±16,600 VPD

±16,000 VPD

±70,000 VPD

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YORK, PA | 17402

4,100
AVAILABLE

For Lease



Mt Rose Ave Plaza

FAMILY DOLLAR
my family, my family dollar.

Haines Acres SC

DOLLAR TREE



SITE



FIVE GUYS
BURGERS and FRIES



Gabriel Brothers Plaza

Gabe's



GROCERY OUTLET
bargain market



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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.

At Bennett Williams, your investments are always in good hands. Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the investment sales segment of the industry.



Bennett Williams is a member of the Capital Markets Real Estate Network, a nationwide network of professionals dedicated to, and specializing in the capital markets segment of commercial real estate. CMRE is comprised of the most highly-qualified, best-experienced independent Capital Market real estate professionals.



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