

# 1650 TORONITA STREET

YORK, PA | 17402

± 1.615 ACRES AVAILABLE | FOR LEASE

FOUR POINTS  
BY SHERATON

Site

ROUND THE CLOCK DINER  
OPEN 24 HOURS

I-83 ± 58,000 VPD

RT 30 ± 55,000 VPD

Starbucks  
QDOBA MEXICAN EATS  
Hertz  
cricket wireless  
UBreakiFix



Abe Khan | Brad Rohrbaugh | Chad Stine  
For Lease Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)

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COMMERCIAL BROKERAGE. *Redefined.*

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## OVERVIEW

1650 Toronita Street is a 1.615 acre, commercially zoned, vacant piece of land located in York, PA. The property sits within a mile from several power centers with tenants such as HomeGoods, Old Navy, Aldi, Best Buy, Wal-Mart, Lowe's, and Home Depot to name a few. The parcel is located off Arsenal Road (Route 30) and Interstate 83 on and off ramps. This intersection has the highest traffic counts in the county and the site has visibility from both Rt. 30 and I-83. The property is positioned in the highest market growth area for retail, industrial, hospitality, and medical, which creates a great opportunity for any tenant looking to enter the York market.

## LOCATION

1650 Toronita Street is well positioned in the fast-growing York market. The project sits within minutes of major developments such as Manchester Crossroads, Two Guys Shopping Center, York Towne Center, Galleria Mall, and Apple Automotive company, among many others. The parcel provides convenient access from Route 30 (55,000 VPD) and North George Street (19,000 VPD) with excellent visibility from I-83 (58,000 VPD), which leads traffic north into Harrisburg or south towards Baltimore and D.C. A trade area that extends over 7 miles combined with high-volume traffic from the dense retail, commercial, and residential areas, allows the site to pull from immediate and surrounding market points.

## TRADE AREA

Adding to the stability of the project, 1650 Toronita Street shows a 20-minute drive time demographic of over 346,885 people with household incomes more than \$78,458 and daytime employment demographics equally as strong with 279,262. The demographics within a 10-mile radius include 269,471 people in 108,025 homes, a labor force of 216,717 with an average household income of \$77,454. The area's growth since 2000 has increased 16.8% with over 23,391 homes.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	84,904	153,638	209,020
TOTAL EMPLOYEES	47,403	77,864	94,405
AVERAGE HHI	\$81,016	\$96,534	\$101,163
TOTAL HOUSEHOLDS	33,105	60,294	82,214

TRAFFIC COUNTS: I 83 ± 58,000 VPD | RT 30 ± 55,000 VPD | N George St ± 19,000 VPD



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## MARKET OVERVIEW



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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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