

3 PAD SITES
AVAILABLE

Haines Acres

FOR LEASE

SHOPPING CENTER

Pad Site 1

Pad Site 3

Pad Site 2

HAINES RD ± 14,000 VPD

PA 124 ± 30,000 VPD

+ Organic Remedies



1071 HAINES RD | EAST YORK, PA | 17402

NEARBY:



Francesco Conigliaro | Brad Rohrbaugh | Chad Stine
For Lease Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

Haines Acres

SHOPPING CENTER

3 PAD SITES AVAILABLE
FOR **LEASE**

PROPERTY OVERVIEW

Haines Acres Shopping Center is a well-established center along the highly trafficked Mt Rose Avenue (PA 124) and Haines Road. This project is proposing an addition of three new pad sites. The center is anchored by Ollies Outlet and includes other co-tenants such as Dollar Tree, Sherwin Williams, Parma Pizza, Big Apple Bagels, J&J Nails and Spa, and Ullers Outdoor. It is also located next to one of the highest trafficked Rutter's in the area. The Landlord has the ability to build sites with a drive thru to accommodate a variety of potential tenants.

LOCATION

1021 Haines Road is strategically positioned with significant frontage along two of the market's primary retail corridors, Haines Road and Mt Rose Avenue (PA 124). These heavily traveled roadways 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.



| DEMOGRAPHICS | 3 MILE | 5 MILE | 7 MILE |
|------------------|----------|----------|-----------|
| TOTAL POPULATION | 79,536 | 151,256 | 209,039 |
| TOTAL EMPLOYEES | 42,961 | 69,240 | 93,330 |
| AVERAGE HHI | \$93,175 | \$94,412 | \$100,212 |
| TOTAL HOUSEHOLDS | 30,834 | 59,181 | 82,168 |

TRAFFIC COUNTS: **HAINES RD ± 14,000 VPD** | **PA 124 ± 30,000 VPD**



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SITE PLAN



Pad Site 2

Pad Site 1

Pad Site 3

HAINES RD ± 14,000 VPD

PA 124 ± 30,000 VPD

| PAD | PROPOSED | SF |
|-----|-----------------------|-------|
| 1 | RESTAURANT OR RETAIL | 4,200 |
| 2 | RESTAURANT OR CAFE | 1,200 |
| 3 | DRIVE THRU RESTAURANT | 2,200 |



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MARKET OVERVIEW



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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 1
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.

