

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:



Abe Khan | 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

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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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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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