

**±10,000 SF
BUILDING AVAILABLE**

175 N HILLS ROAD

**LAND W/
VACANT BUILDINGS**

YORK, PA | 17402

FOR LEASE

9,588 VPD

24,035 VPD

PROJECT OVERVIEW

Approximate 10,000 SF commercial/retail building for lease at one of the busiest intersections in the York, PA market. The building is split in to about 6,200 SF of open retail space with 2 bathrooms, 2 offices, and an overhead garage door for deliveries. The open retail area is perfect for a showroom or retail sales. The building also includes about 4,000 SF of office space. The space has 8 private offices, 2 reception areas, conference room, break room, and 2 bathrooms. There is an additional storage building on the rear of the property. The size of the lot is 1.85 acres. Property is zoned commercial. Great location for retail, fast food, convenience store, car wash, auto sales, auto repair, a retail showroom, contractors office, carpet and tiles retailer, and any type of commercial use. Owner will consider leasing the building, a ground lease, or build to suit.



Blake Gross | Dave Nicholson

For Sale Information: 717.843.5555 | Learn more online at www.bennettwilliams.com

COMMERCIAL BROKERAGE *Redefined.*

175 N HILLS ROAD
YORK, PA 17402



LOCATION

The property is located at the lighted intersection of N. Hills Rd. and Industrial Hwy. N. Hills Rd. connects Rte 30 and E. Market St. which are two of the busiest traffic arteries in East York. The intersection is also just off Exit 19 of Interstate 83 with easy access to exit and onramps from the highway. The site is in the main commercial and retail area of East York with Lowe's, Giant, Crunch Fitness, Walmart, Target, and Kohl's all within a mile. Other retailers in the immediate area include McDonald's, Taco Bell, Arby's, Wendy's, Popeye's, Panera Bread, Aldi, and Sam's Club. There is a combined traffic count of 32,673 cars per day at the intersection.

TRADE AREA

York, PA is a rapidly growing area located in Southcentral PA. It is conveniently located less than 30 minutes from Harrisburg and Lancaster and no more than an hour from downtown Baltimore. There are approximately 435,000 people that live in the market. The east side of York is the original commercial shopping district and has been a stable area of residential and commercial growth for more than 50 years. The area has a good road system with major highways that carry traffic from all directions. This has contributed to the large amount of warehouse, commercial, retail, and residential growth the county has seen over the past 15 years.



175 N HILLS ROAD YORK, PA 17402



VOLVO
Construction Equipment

66,728 VPD 30

Rutter's
Why Go Anywhere Else?

Industrial HWY 8,588 VPD

Site

N Hills Rd 24,085 VPD

83

60,147 VPD



POPULATION
1 MILE- 19,482
3 MILE- 41,451
5 MILE- 142,687



EMPLOYEES
1 MILE- 7,036
3 MILE- 17,217
5 MILE- 45,524



AVERAGE HHI
1 MILE- \$191,147
3 MILE- \$174,108
5 MILE- \$123,773



HOUSEHOLDS
1 MILE- 7,038
3 MILE- 15,614
5 MILE- 54,595



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MARKET AERIAL



Bennett Williams

COMMERCIAL REAL ESTATE

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

EXTON OFFICE:

1 E. Uwchlan Ave.
Suite 409, Exton, PA 19341

WEST CHESTER OFFICE:

107 E Chestnut St, Suite 107
West Chester, PA 19380

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310
Williamsport, PA 17701

NEW JERSEY OFFICE:

236 E. Route 38, Suite 130
Moorestown, NJ 08057

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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.

