Round the Clock Center 303 ARSENAL RD · YORK, PA · 17402



Join Retailers:























1,649 SF AVAILABLE





PROPERTY OVERVIEW

This site, being offered for lease, features strong visibility at a four-way signalized intersection. The space available is a 1,649 SF former AT&T ideally positioned off US Route 30 (Arsenal Road) (51,000 VPD) and I-83 (67,000 VPD). This center benefits from a substantial amount of traffic generated by several major warehouses and commuters traveling along I-83. The site is located within a strong retail corridor with nearby national retailers including Sheetz, Cheddars, Starbucks, Enterprise Rent-A-Car, Hardees, McDonald's, and CVS.

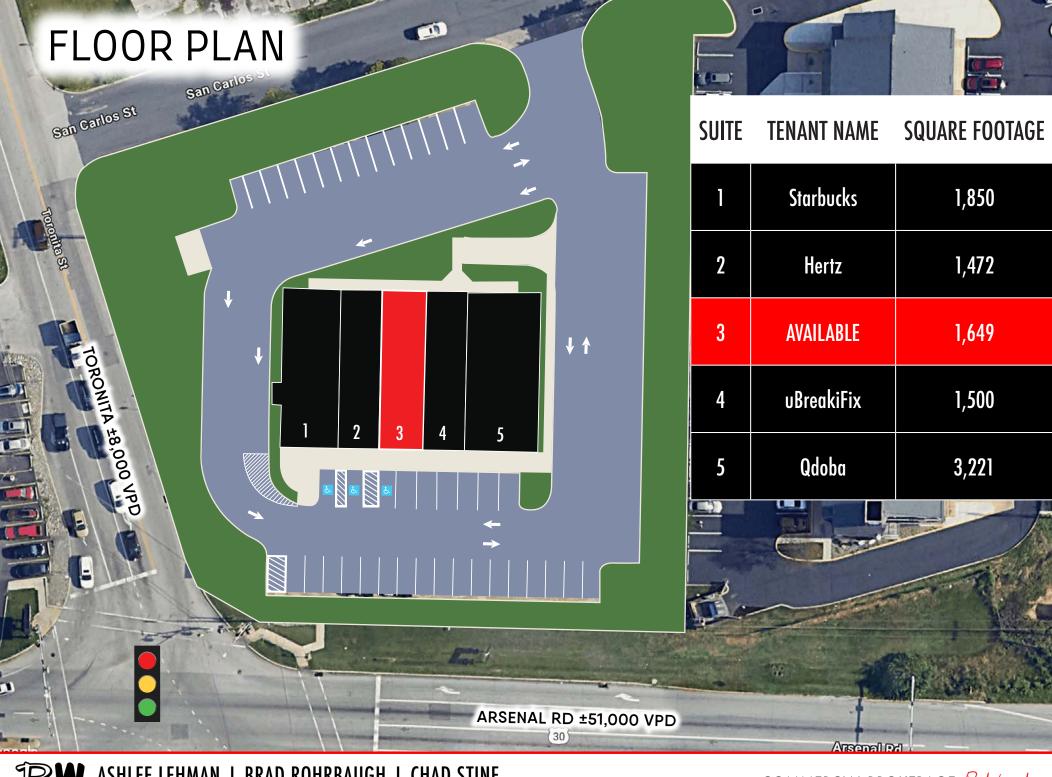




DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	5,901	89,455	157,530
TOTAL EMPLOYEES	5,747	48,891	78,281
AVERAGE HHI	\$92,636	\$82,789	\$99,767
TOTAL HOUSEHOLDS	2,464	34,798	62,000



ASHLEE LEHMAN | BRAD ROHRBAUGH | CHAD STINE











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

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205 State College, PA 16803

NEW JERSEY OFFICE:

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

LISTING AGENTS:



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LANDLORD REPRESENTATION

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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.



