

# Round the Clock Center

303 ARSENAL RD · YORK, PA · 17402



*For Lease*  
1,649 SF AVAILABLE

## Join Retailers:





# 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.



**1,649 SF AVAILABLE | FOR LEASE**



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**

For Lease Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)

COMMERCIAL BROKERAGE *Redefined.*



# FLOOR PLAN



SUITE	TENANT NAME	SQUARE FOOTAGE
1	Starbucks	1,850
2	Hertz	1,472
3	AVAILABLE	1,649
4	uBreakiFix	1,500
5	Qdoba	3,221



**ASHLEE LEHMAN | BRAD ROHRBAUGH | CHAD STINE**  
 For Lease Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)

COMMERCIAL BROKERAGE *Redefined.*



# MARKET OVERVIEW



**MANCHESTER CROSSROADS**

FINE WINE & GOOD SPIRITS *Friendly's*

SUBWAY PETSMART NTB

T Mobile M&T Bank Arby's Ritas

**NORTHWEST PLAZA**

ALDI goodwill Denny's

MONRO AUTO SERVICE, OIL & TIRE CENTERS CROUCH

Staples TRACTOR SUPPLY CO

**weis DQ**

WELLS FARGO verizon

Heritage Valley

Starbucks *Advance Auto Parts*

**OLLIE'S**

**CARPET & TILE MART** FLOORING SUPERCENTERS

**MAPLE VILLAGE**

KFC Chick-fil-A

MATTRESS Warehouse

MISSION BBQ

Olive Garden

**ROYAL FARMS**

McDonald's **GROCERY OUTLET** bargain market

WINGATE BY WYNDHAM

Hardee's

AutoZone 6

**UBREAKIFIX**

Starbucks Hertz

QDOBA MEXICAN EATS

CVS pharmacy

FOUR POINTS

DUNKIN'

verizon

ROYER'S flowers & gifts

Wendy's

TACO BELL

SUPER 8 MOTEL

HARLEY-DAVIDSON MOTORCYCLES

tru

SHEETZ

Cheddar's

BURGER KING

Rutter's

CHIPOTLE

TACO BELL

Wendy's

tru

SUPER 8 MOTEL

HARLEY-DAVIDSON MOTORCYCLES

Cheddar's

SHEETZ

FOUR POINTS

CVS pharmacy

WINGATE BY WYNDHAM

Hardee's

AutoZone

6

UBREAKIFIX

Starbucks

Hertz

QDOBA MEXICAN EATS

McDonald's

GROCERY OUTLET

bargain market

BURGER KING

Rutter's

CHIPOTLE

ROYAL FARMS

Olive Garden

CARPET & TILE MART

OLLIE'S

Advance Auto Parts

Starbucks

weis

DQ

WELLS FARGO

verizon

Heritage Valley

Staples

TRACTOR SUPPLY CO

CROUCH

MONRO

AUTO SERVICE, OIL & TIRE CENTERS

goodwill

Denny's

Rutter's

ROYER'S

flowers & gifts

verizon

T Mobile

Wendy's

TACO BELL

SUPER 8 MOTEL

HARLEY-DAVIDSON MOTORCYCLES

tru

SHEETZ

Cheddar's

BURGER KING

Rutter's

CHIPOTLE

ROYAL FARMS

Olive Garden

CARPET & TILE MART

OLLIE'S

Advance Auto Parts

Starbucks

weis

DQ

WELLS FARGO

verizon

Heritage Valley

Staples

TRACTOR SUPPLY CO

CROUCH

MONRO

AUTO SERVICE, OIL & TIRE CENTERS

goodwill

Denny's

Rutter's

ROYER'S

flowers & gifts

verizon

T Mobile

Wendy's

TACO BELL

SUPER 8 MOTEL

HARLEY-DAVIDSON MOTORCYCLES

tru

SHEETZ

Cheddar's

BURGER KING

Rutter's

CHIPOTLE

ROYAL FARMS

Olive Garden

CARPET & TILE MART

OLLIE'S

Advance Auto Parts

Starbucks

weis

DQ

WELLS FARGO

verizon

Heritage Valley

Staples

TRACTOR SUPPLY CO

CROUCH

MONRO

AUTO SERVICE, OIL & TIRE CENTERS

goodwill

Denny's

Rutter's

ROYER'S

flowers & gifts

verizon

T Mobile

Wendy's

TACO BELL

SUPER 8 MOTEL

HARLEY-DAVIDSON MOTORCYCLES

tru

SHEETZ

Cheddar's

BURGER KING

Rutter's

CHIPOTLE

ROYAL FARMS

Olive Garden

CARPET & TILE MART

OLLIE'S

Advance Auto Parts

Starbucks

weis

DQ

WELLS FARGO

verizon

Heritage Valley

Staples

TRACTOR SUPPLY CO

CROUCH

MONRO

AUTO SERVICE, OIL & TIRE CENTERS

goodwill

Denny's

Rutter's

ROYER'S

flowers & gifts

verizon

T Mobile

Wendy's

TACO BELL

SUPER 8 MOTEL

HARLEY-DAVIDSON MOTORCYCLES

tru

SHEETZ

Cheddar's

BURGER KING

Rutter's

CHIPOTLE

ROYAL FARMS

Olive Garden

CARPET & TILE MART

OLLIE'S

Advance Auto Parts

Starbucks

weis

DQ

WELLS FARGO

verizon

Heritage Valley

Staples

TRACTOR SUPPLY CO

CROUCH

MONRO

AUTO SERVICE, OIL & TIRE CENTERS

goodwill

Denny's

Rutter's

ROYER'S

flowers & gifts

verizon

T Mobile

Wendy's

TACO BELL

SUPER 8 MOTEL

HARLEY-DAVIDSON MOTORCYCLES

tru

SHEETZ

Cheddar's

BURGER KING

Rutter's

CHIPOTLE

ROYAL FARMS

Olive Garden

CARPET & TILE MART

OLLIE'S

Advance Auto Parts

Starbucks

weis

DQ

WELLS FARGO

verizon

Heritage Valley

Staples

TRACTOR SUPPLY CO

CROUCH

MONRO

AUTO SERVICE, OIL & TIRE CENTERS

goodwill

Denny's

Rutter's

ROYER'S

flowers & gifts

verizon

T Mobile

Wendy's

TACO BELL

SUPER 8 MOTEL

HARLEY-DAVIDSON MOTORCYCLES

tru

SHEETZ

Cheddar's

BURGER KING

Rutter's

CHIPOTLE

ROYAL FARMS

Olive Garden

CARPET & TILE MART

OLLIE'S

Advance Auto Parts

Starbucks

weis

DQ

WELLS FARGO

verizon

Heritage Valley

Staples

TRACTOR SUPPLY CO

CROUCH

MONRO

AUTO SERVICE, OIL & TIRE CENTERS

goodwill

Denny's

Rutter's

ROYER'S

flowers & gifts

verizon

T Mobile

Wendy's

TACO BELL

SUPER 8 MOTEL

HARLEY-DAVIDSON MOTORCYCLES

tru

SHEETZ

Cheddar's

BURGER KING

Rutter's

CHIPOTLE

ROYAL FARMS

Olive Garden

CARPET & TILE MART



# Bennett Williams

COMMERCIAL REAL ESTATE

## 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 107  
West Chester, PA 19380

### NEW JERSEY OFFICE:

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

## LISTING AGENTS:



### ASHLEE LEHMAN

ALehman@bennettwilliams.com



### BRAD ROHRBAUGH

BRohrbaugh@bennettwilliams.com



### CHAD STINE

CStine@bennettwilliams.com

### CONTACT US

717.843.5555 | [www.bennettwilliams.com](http://www.bennettwilliams.com)

LANDLORD  
REPRESENTATION

TENANT  
REPRESENTATION

INVESTMENT  
SALES

PROPERTY  
MANAGEMENT



## 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.

