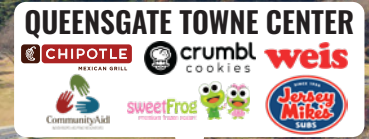


2064 SPRINGWOOD RD

YORK, PA • 17403



SHEETZ

MATTRESS FIRM



TACO BELL



M&T Bank

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AUTO SERVICE AND TIRE CENTERS

Fulton Bank
LISTENING IS JUST THE BEGINNING.™



Wendy's

WELLS FARGO

S QUEEN ST ±19,000 VPD

SPRINGWOOD RD ±10,000 VPD

SITE

FULLY APPROVED
96 ROOM HOTEL

±2.34 AC AVAILABLE
FOR SALE







PROPERTY OVERVIEW

This property is strategically placed in between Springwood Road (11,000 VPD) and South Queen Street (19,000 VPD). South Queen Street provides easy access to other major roadways in the market, including Interstate 83 (73,000 VPD). Located in Spring Garden Township, the project is surrounded by a mix of anchored retail shopping centers and other traffic generating retail, office and medical users.



TRADE AREA OVERVIEW

Adding to the stability of the project, this site shows that within a 5-mile drive, there are demographic of over 157,000 people with household incomes of more than \$97,000 and daytime employment demographics of 72,000 workers. The demographics within a 7-mile radius include more than 210,000 people in 83,217 homes, a labor force of 89,649 with an average household income of \$102,602.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
 POPULATION	78,919	157,725	210,519
 TOTAL EMPLOYEES	37,877	72,171	89,649
 AVERAGE HHI	\$101,231	\$97,142	\$102,682
 TOTAL HOUSEHOLDS	30,764	62,099	83,217

SITE PLAN



FULLY APPROVED
96 ROOM HOTEL

MARKET AERIAL

QUEENSGATE TOWN CENTER

- weis
- Community Aid
- CHIPOTLE MEXICAN GRILL
- Jerry Mike's Subs
- RC THEATRES
- sweetFrog
- HAIR CUTTERY
- PA FITNESS
- FINE WINE & GOOD SPIRITS
- AT&T
- GNC LIVE WELL

SITE

- M&T Bank
- MONRO
- Starbucks
- Wendy's
- TACO BELL
- JJ
- SHEETZ
- CVS pharmacy
- McDonald's

QUEEN STREET CENTER

- Panera BREAD
- noodles & COMPANY
- T Mobile

SOUTH YORK CROSSING

- Price Rite
- LIFEPATH Christian Ministries
- DOLLAR TREE
- DOLLAR GENERAL
- JOANN

SOUTH YORK PLAZA

- five BEL'W
- GIANT
- ISAAC'S

PRIMANTI BROS.

- Hampton Inn
- HOME 2 SUITES BY HILTON
- First National Bank
- DUNKIN'
- SHOPPES ON PAULINE
- IHOP
- MOD
- JJ Panda

COUNTRY INN & SUITES

Bennett Williams

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OUR LOCATIONS:

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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
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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.

