

3401 CONCORD ROAD

YORK, PA • 17402

**±2.42 ACRE PAD SITE
AVAILABLE**

**MATTRESS
Warehouse**

**BURGER
KING**

**ROYAL
FARMS**

±51,000 VPD

±35,000 VPD

FOR SALE/LEASE



JUSTIN WILLITS | BRAD ROHRBAUGH | CHAD STINE

FOR SALE/LEASE INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT WWW.BENNETTWILLIAMS.COM



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COMMERCIAL BROKERAGE. *Redefined.*

PROPERTY OVERVIEW

3401 Concord Rd is a strategically situated two-acre pad site being offered for sale/lease in a highly visible and accessible location in York, Pennsylvania. This site offers an excellent opportunity for businesses looking to capitalize on high traffic, easy accessibility, and close proximity to Route 30 (±51,000 VPD). This site sits just off Mt Zion Rd (±35,000 VPD), and is positioned right next to Royal Farms, Burger King, and Mattress Warehouse. Additionally, some close national retailers include Chili's, Dick's, Boot Barn, Chipotle, Longhorn, and Chick-Fil-A, just to name a few. The area has seen strong commercial development and continues to grow exponentially.



POPULATION
 3 MILE- 50,457
 5 MILE- 133,244
 7 MILE- 206,503



EMPLOYEES
 3 MILE- 23,512
 5 MILE- 60,193
 7 MILE- 89,892



AVERAGE HHI
 3 MILE- \$98,406
 5 MILE- \$93,881
 7 MILE- \$100,166



HOUSEHOLDS
 3 MILE- 19,903
 5 MILE- 52,030
 7 MILE- 81,332

SITE PLAN

OPTION 1



UNIT	TENANT	SF/AC
A	MATTRESS WAREHOUSE	
B1	AVAILABLE	2,200
B2	AVAILABLE	1,400
B3	AVAILABLE	3,200
C	BURGER KING	
D	ROYAL FARMS	



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SITE PLAN

OPTION 2

UNIT	TENANT	SF/AC
A	MATTRESS WAREHOUSE	
B	AVAILABLE	2.42 AC
C	BURGER KING	
D	ROYAL FARMS	



MARKET OVERVIEW

York Galleria Mall



York Town Center



Stonybrook Shopping Center



SITE



York Marketplace



Firehouse Shoppes



York Mall Shopping Center



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 1
West Chester, PA 19380

NEW JERSEY OFFICE:

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

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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.

