

# 2401 E MARKET ST

YORK, PA • 17402

ROUTE 30: ±50,000 VPD

**SITE**

MEMORY LN: ±12,000 VPD

E MARKET ST: ±23,000 VPD

**±2,640 SF • FOR LEASE**

# 2401 E MARKET ST

YORK, PA • 17402





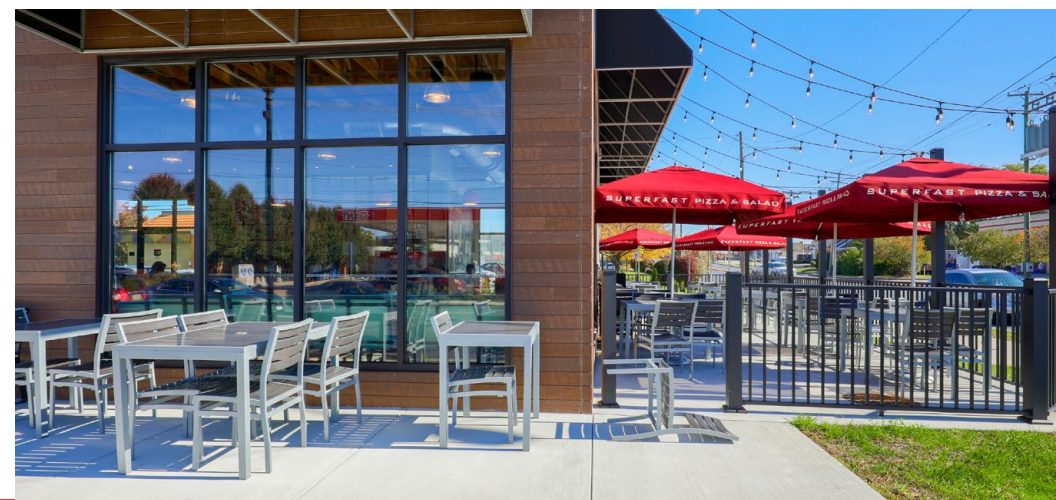
# PROPERTY OVERVIEW

2401 East Market is a 2,640 square-foot freestanding, new construction retail building located in the heart of the East York retail market. The property is ideally located along East Market Street, which is the main retail corridor in the market due to its proximity and ease of access to the surrounding highways, housing, and office population.



**ROUTE 30: ±50,000 VPD**  
**E MAKRET ST: ±23,000 VPD**

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	76,652	148,251	212,413
EMPLOYEES	41,861	69,991	93,720
AVERAGE HHI	\$90,252	\$96,927	\$100,707
HOUSEHOLDS	30,425	58,061	83,765





# SITE PLAN



MEMORY LN.: ±12,000 VPD

±2,640 SF



E MARKET ST: ±23,000 VPD



# MARKET OVERVIEW

**York Galleria Mall**

Boscov's Marshalls  
SHOE DEPT. verizon  
H&M ExtraSpace Storage HOLLY WOOD Casino YORK

**York Town Center**

DICK'S SPORTING GOODS MATTRESS FIRM ROSS DRESS FOR LESS  
TORRID BEST BUY LONGHORN STEAKHOUSE  
ULTA BEAUTY BOB'S FURNITURE

**Stonybrook Shopping Center**

Saubel's markets FITNESS 1440  
Northwest  
Central Bank AVIS MONRO AUTO SERVICE AND TIRE CENTERS

Target  
Michael's MAKE CREATIVITY HAPPEN  
KOHLS

BAM! BOOKS-A-MILLION  
BIG LOTS!

ROYAL FARMS BURGER KING  
MATTRESS Warehouse

**York Marketplace**

LOWE'S Starbucks GIANT FIREHOUSE SUBS  
FOUNDED BY FIREMEN  
GameStop CRUNCH ROUND THE CLOCK DINER OPEN 24 HOURS

ALDI

**Firehouse Shoppes**

MOE'S SOUTHWEST GRILL MILAN Laser Hair Removal  
SportClips HAIRCUTS AT&T

RITE AID

THE HOME DEPOT

DQ

Maple Donuts

Holiday Inn Express

**SITE**

DUNKIN'

Walgreens

weis

TACO BELL

MAVIS DISCOUNT TIRE

HARBOR FREIGHT TOOLS

**York Mall Shopping Center**

Walmart Supercenter sam's club  
DOLLAR TREE SALLY BEAUTY  
xfinity Burlington H&R BLOCK BUFFALO WILD WINGS  
Applebee's Panera Party City CHUCK E. CHEESE



# 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

## LISTING AGENTS:



### Blake Shaffer

bshaffer@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.

