

# 190 MEMORY LANE

YORK, PA • 17402



**±2,691 SF • AVAILABLE FOR LEASE**



**BRAD ROHRBAUGH | CHAD STINE**

FOR LEASING INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT [WWW.BENNETTWILLIAMS.COM](http://WWW.BENNETTWILLIAMS.COM)



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COMMERCIAL BROKERAGE. *Redefined.*

# PROPERTY OVERVIEW

Now available for lease is a 2,691 SF freestanding retail building situated in a prime commercial corridor in East York, PA. This highly visible property offers excellent frontage along Memory Lane ( $\pm 15,000$  VPD) and benefits from strong traffic counts and proximity to Route 30 and I-83. The building features an efficient layout suitable for a variety of retail or service-oriented uses, on-site parking, and convenient access to surrounding national retailers, restaurants, and dense residential neighborhoods. Ideal for tenants seeking a standalone presence in a high-demand retail market.



## POPULATION

3 MILE- 76,104  
5 MILE- 148,254  
7 MILE- 215,327



## EMPLOYEES

3 MILE- 42,124  
5 MILE- 69,086  
7 MILE- 94,688



## AVERAGE HHI

3 MILE- \$91,248  
5 MILE- \$98,051  
7 MILE- \$102,876



## HOUSEHOLDS

3 MILE- 30,177  
5 MILE- 57,787  
7 MILE- 84,470



# PROPOSED SITE PLAN



**PYLON SIGN**

**Safelite**  
AutoGlass

**A**

**Fulton Bank**  
LISTENING IS JUST THE BEGINNING.®

**LOWE'S**

**CRUNCH**

**ROUND the CLOCK DINER**  
OPEN 24 HOURS

**MEMORY LANE ± 15,000 VPD**

**Valvoline**

**T Mobile**

**Jersey Mike's**  
SINCE 1963  
5485

**GIANT**

SUITE	TENANT	SF
A	AVAILABLE QSR WITH DRIVE-THRU	2,691

# MARKET OVERVIEW

**York Galleria Mall**

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

**York Town Center**

DICK'S SPORTING GOODS MATTRESS FIRM ROSS DRESS FOR LESS  
ULTA TORRID LONGHORN STEAKHOUSE  
BOB'S DISCOUNT FURNITURE BEST BUY carter's  
BARNES & NOBLE BOOKSELLERS

**Stonybrook Shopping Center**

Saubell's markets FITNESS 1440  
Central Bark NORTHWEST  
AVIS MONRO AUTO SERVICE AND TIRE CENTERS

Target  
Michaels MAKE CREATIVITY HAPPEN  
KOHLS

2ND & CHARLES  
BIG LOTS!

ROYAL FARMS BURGER KING  
MATTRESS Warehouse

**York Marketplace**

LOWE'S Starbucks GIANT FIREHOUSE SUBS  
FINE WINE & GOOD SPIRITS FOUNDED BY FIREMEN  
CRUNCH GameStop ROUND THE CLOCK DINER

Raymour & Flanigan FURNITURE | MATTRESSES

**Firehouse Shoppes**

MOE'S SOUTHWEST GRILL MILAN Laser Hair Removal  
AT&T SportClips TAYLOR CHIP COOKIES

Turkey Hill

SHEETZ

ALDI

THE HOME DEPOT

Safelite AutoGlass

McDonald's

DQ

Maple Donuts

Holiday Inn Express

SITE

TACO BELL

oola

Jersey Mike's SUBS

M&A'S DISCOUNT TIRE

East York

DUNKIN'

MY SALON

Walgreens

HARBOR FREIGHT TOOLS

**York Mall Shopping Center**

Walmart Supercenter sam's club  
DOLLAR TREE Panera BREAD  
xfinity Academy H&R BLOCK BUFFALO WILD WINGS  
Applebee's GRILL + BAR SALLY BEAUTY CHUCK E. CHEESE

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# 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:



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### CONTACT US

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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.

