

# 204 SAINT CHARLES WAY

YORK, PA • 17402

±3,000 SF



The UPS Store

Stone Grille & Taphouse

COMBINED SPACE - ±3,000 SF

**AVAILABLE FOR LEASE**

NEARBY RETAILERS

**GIANT** **DUNKIN'**

PRIMANTI  
BROS.

**weis**



Panera  
BREAD®

noodles  
& COMPANY



ASIA MCCURDY | BRAD ROHRBAUGH | CHAD STINE

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



COMMERCIAL BROKERAGE. *Redefined.*

# PROPERTY OVERVIEW

This 3,000 SF retail space being offered for lease in a highly traveled commercial corridor along Saint Charles Way in York, PA. The property benefits from strong traffic counts and excellent accessibility, positioned just off Interstate 83 (±60,000 VPD) and South Queen Street (±16,000 VPD).

The site is surrounded by national and regional retailers, including Giant, Starbucks, Panera Bread, and Weis Markets offering outstanding co-tenancy and consumer draw. The space is ideal for a variety of retail users looking to establish or expand their presence in one of York's busiest retail submarkets.



**POPULATION**  
 5 MILE- 155,866  
 7 MILE- 208,306  
 10 MILE- 283,891



**EMPLOYEES**  
 5 MILE- 67,743  
 7 MILE- 88,529  
 10 MILE- 108,493



**AVERAGE HHI**  
 5 MILE- \$97,611  
 7 MILE- \$102,138  
 10 MILE- \$104,503



**HOUSEHOLDS**  
 5 MILE- 60,712  
 7 MILE- 81,790  
 10 MILE- 111,510

# SITE PLAN

## TENANT ROSTER

SPACE	TENANT
A	MAPLE DONUTS
B	AVAILABLE
C	AVAILABLE
D	SALON 180
E	THE UPS STORE
F	VACANT
G	SNOKE DUBBS LAW, INC
H-J	STONE GRILL & TAPHOUSE



# MARKET OVERVIEW

## HIGH-LEVEL

**RANDOLPH PARK SC**

tropical CAFE  
SMOOTHIES

chico's

JPS A.BANK

**QUEENSGATE TC**

weis

CommunityAid

AT&T

CHIPOTLE MEXICAN GRILL

FINE WINE & GOOD SPIRITS

Jersey Mike's

Ninja RAMEN

crumbl cookies

**SOUTH YORK VALUE CENTER**

DOLLAR GENERAL

DOLLAR TREE

MAJIK

in finito's

Price Rite MARKETPLACE

noodles & COMPANY

T-Mobile

Panera BREAD

**SOUTH YORK PLAZA**

GIANT

five BELOW

ACNB BANK

**SITE**

WELLSPAN HEALTH

AGCO

York Tech  
College and Career Ready

# MARKET OVERVIEW

## LOW-LEVEL



SOUTH YORK PLAZA



**SITE**

**DUNKIN'**



# 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:



### Asia McCurdy

amccurdy@bennettwilliams.com



### Brad Rohrbaugh

brohrbaugh@bennettwilliams.com



### Chad Stine

cstine@bennettwilliams.com

### CONTACT US

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

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INVESTMENT  
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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.

