

0 CINEMA DRIVE

York, PA | 17402

For Lease

± 3,200 SF

± 3,200 SF

Property Overview

0 Cinema Drive, York, PA 17402 is now available for lease and offers a rare opportunity to enter a market that is exceptionally difficult to access. The site is approved for a 3,200 SF building with the ability to accommodate a drive-thru, making it an ideal location for a variety of retail, restaurant, or service-oriented users.

The property is surrounded by strong national including Dollar General, Chick-fil-A, Popeyes, Wendy's, and Walmart, supporting consistent customer volume and long-term demand. Additionally, the site benefits from multiple access points, including access through Dollar General and Marcello's Pizzeria, enhancing convenience, circulation, and visibility.



Francesco Conigliaro | Brad Rohrbaugh | Chad Stine

For Lease Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE *Redefined.*

Location

15 Cinema Drive is strategically located off of the busy corridor of Market Street ($\pm 25,000$ VPD) in York, PA. The property's positioning offers convenient access to highly traveled I-83 ($\pm 78,000$ VPD) and Route 30 ($\pm 62,000$ VPD), which is one of the main East-West thoroughfares of the York market. The center offers multiple points of access along Cinema Drive. The trade area extends well over 5 miles with national retailers and is surrounded by dense residential neighborhoods with nearby schools and major employers. With the high-volume flow of traffic from the nearby retail and residential areas, 15 Cinema Drive easily pulls from the immediate and surrounding market points.

Trade Area

Adding to the stability of the center, 15 Cinema Drive shows a 20-minute drive time demographic of over 185,933 people with household incomes of more than \$96,153 and daytime employment demographics equally as strong with 78,890. The demographics within a 10-mile radius include 291,500 people in 115,401 homes, a labor force of 107,482 with an average household income of \$103,209.

$\pm 3,200$ SF



POPULATION

3 MILE- 41,561
5 MILE- 114,582
7 MILE- 200,550



EMPLOYEES

3 MILE- 19,952
5 MILE- 52,049
7 MILE- 85,658



AVERAGE HHI

3 MILE- \$109,596
5 MILE- \$97,527
7 MILE- \$99,499



HOUSEHOLDS

3 MILE- 16,491
5 MILE- 45,217
7 MILE- 79,223



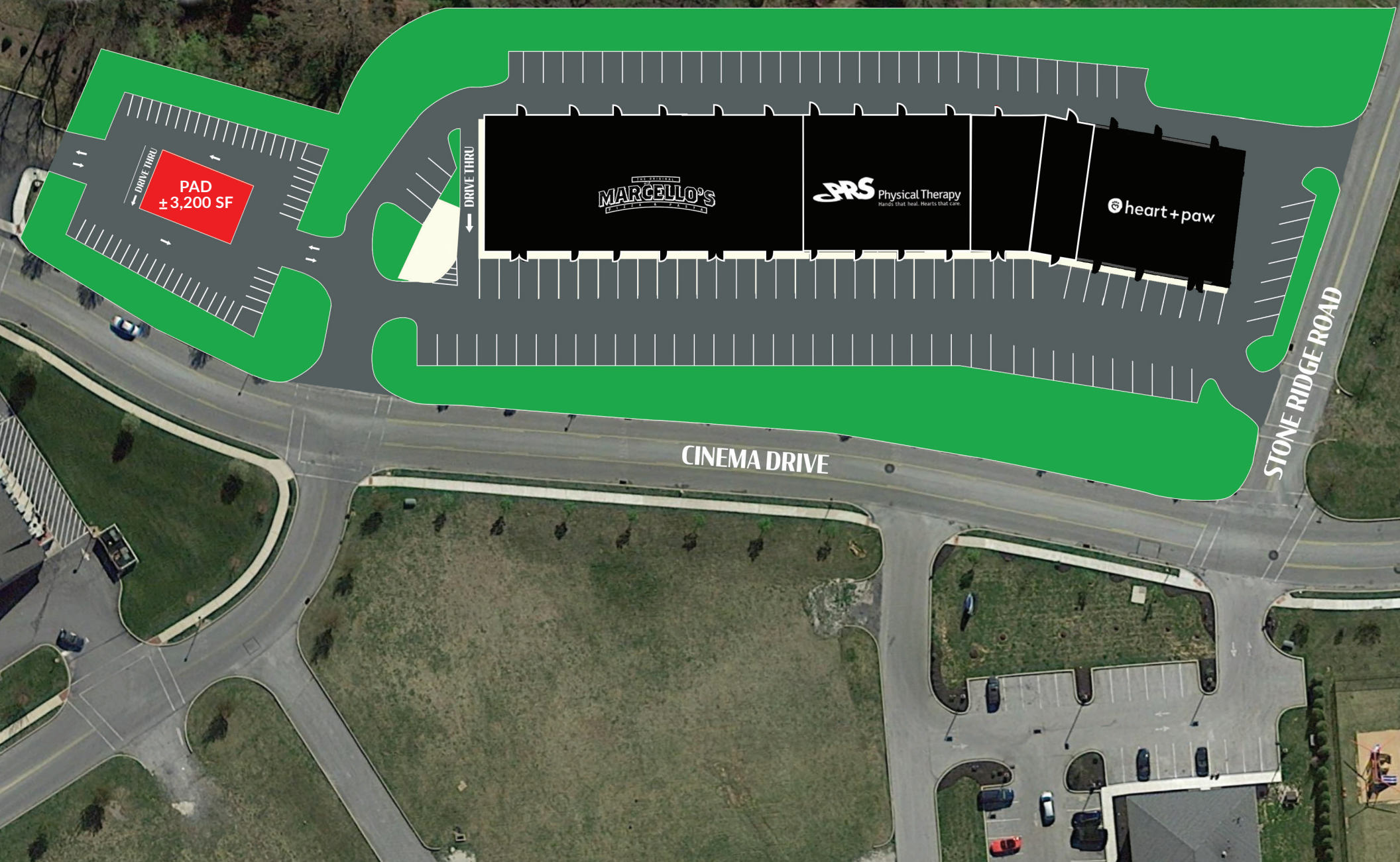
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Site Plan



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ACTIVE MEMBER OF:
RETAIL BROKERS
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Market Aerial



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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

NEW JERSEY OFFICE:

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



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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.

