

# 0 CINEMA DRIVE

York, PA | 17402

*For Lease*

± 6,000 SF

± 6,000 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 6,000 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](http://www.bennettwilliams.com)

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# 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.

$\pm 6,000$  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



# Site Plan



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# Market Aerial



**York Galleria**

- Marshalls
- KAY JEWELERS
- H&M
- HOLLYWOOD Casino
- FA FITNESS

**Stonybrook Shopping Center**

- Santitas Markets
- FITNESS 1440
- Northwest
- Central Bark
- AVIS
- MONRO AUTO SERVICE AND TIRE CENTERS

**York Towne Center**

- Burlington's
- five BEL'W
- ROSS DRESS FOR LESS
- DICK'S SPORTING GOODS
- BEST BUY
- Staples
- LONGHORN STEAKHOUSE
- ULTA

**MATTRESS Warehouse**

- ROYAL FARMS
- BURGER KING

**York Marketplace**

- GIANT
- LOWE'S
- Starbucks
- FIREHOUSE SUBS
- KIDS FIRST Swim Schools
- RED LOBSTER
- verizon

**York Mall Shopping Center**

- H&R BLOCK
- sam's club
- DOLLAR TREE
- SALLY BEAUTY
- xfinity
- Walmart+
- Applebee's
- Panera
- NOTHING BUTT CAKES
- CHUCK E. CHEESE

**Village Green**

- MY SALON
- DUNKIN'
- edible

**Eastern Boulevard Plaza**

- petco
- CSL Plasma
- LIFEPATH

**East Market Street Center**

- DOLLAR GENERAL
- SUPERCUTS
- AutoZone
- HARBOR FREIGHT TOOLS

**Site**

## 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.

