

# SOUTH QUEEN STREET

YORK, PA 17402

DOLLAR GENERAL



Advance Auto Parts



DUNKIN'

±19,000 VPD

## OLDE TOOLGATE VILLAGE



ROYAL FARMS

SITE



## NEARBY RETAILERS

ROYAL FARMS



Advance Auto Parts



DUNKIN'

SHEETZ

Putter's

±2.38 AC  
FOR SALE

# PROPERTY OVERVIEW

This 2.38-acre parcel of land, located just behind Royal Farms along South Queen Street in York, presents an opportunity for commercial or retail development. With its immediate proximity to a well-established convenience and fuel destination, there is consistent daily consumer activity. Surrounded by a dense mix of national retailers, dining options, and residential neighborhoods, the property offers excellent potential for a variety of uses. Its close proximity to major thoroughfares provides seamless connectivity throughout the South York market.



**POPULATION**  
 5 MILE- 135,269  
 7 MILE- 190,019  
 10 MILE- 274,678



**EMPLOYEES**  
 5 MILE- 52,714  
 7 MILE- 85,209  
 10 MILE- 107,277



**AVERAGE HHI**  
 5 MILE- \$100,534  
 7 MILE- \$100,243  
 10 MILE- \$105,861



**HOUSEHOLDS**  
 5 MILE- 52,594  
 7 MILE- 74,581  
 10 MILE- 107,785

# MARKET OVERVIEW



## OLDE TOOLGATE VILLAGE



**SITE**

# 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:



### Dave Nicholson

[dnicholson@bennettwilliams.com](mailto:dnicholson@bennettwilliams.com)



### Brad Rohrbaugh

[brohrbaugh@bennettwilliams.com](mailto:brohrbaugh@bennettwilliams.com)



### Chad Stine

[cstine@bennettwilliams.com](mailto:cstine@bennettwilliams.com)

## CONTACT US

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

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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.

