

# SHOPPES ON THE AVENUE

701 LOUCKS RD | YORK, PA | 17404



jiffy lube

verizon

DUNKIN'

SITE

boost mobile

±63,000 VPD





±9,000 VPD

±68,000 VPD

±1,200 SF  
FOR LEASE

# PROPERTY OVERVIEW

±1,200 SF retail space at 701 Loucks Road, York, PA, offers an opportunity for businesses seeking a highly visible location along one of York's most heavily traveled commercial corridors. The property benefits from frontage and prominent signage opportunities on Loucks Road (±68,000 VPD), providing exposure to the thousands of vehicles that pass the site daily. Surrounded by a strong mix of national retailers, restaurants, and service businesses, the space is positioned to capture both local and commuter traffic. Its convenient access to major roadways and central York make it well-suited for a variety of retail or service-oriented users looking to establish a presence in a high-demand, high-visibility market.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
 POPULATION	95,843	155,318	211,403
 TOTAL EMPLOYEES	46,671	79,578	96,980
 AVERAGE HHI	\$95,437	\$105,426	\$108,868
 TOTAL HOUSEHOLDS	37,621	61,288	83,750



# MARKET AERIAL

## MANCHESTER CROSSROADS



## ROUND THE CLOCK DINER

OPEN 24 HOURS



## TWO GUYS SHOPPING CENTER



## SHOPPES ON THE AVENUE



## UPMC Pinnacle

Roosevelt Ave

## WEST MANCHESTER TC



## NORTHGATE SHOPPING CENTER



## MAPLE VILLAGE



## DELCO PLAZA



## YORK CROSSINGS



## CARLISLE COMMERCE CENTER



## CARLISLE COMMERCE CENTER



W Philadelphia St  
W Market St  
W Princess St

E Market St  
E Princess St  
York  
Queen St

Map data ©2025 G

# 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 Park, Suite 205  
State College, PA 16803

### NEW JERSEY OFFICE:

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

## LISTING AGENTS:



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### CHAD STINE

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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.

