

3103 E MARKET ST

YORK, PA | 17402



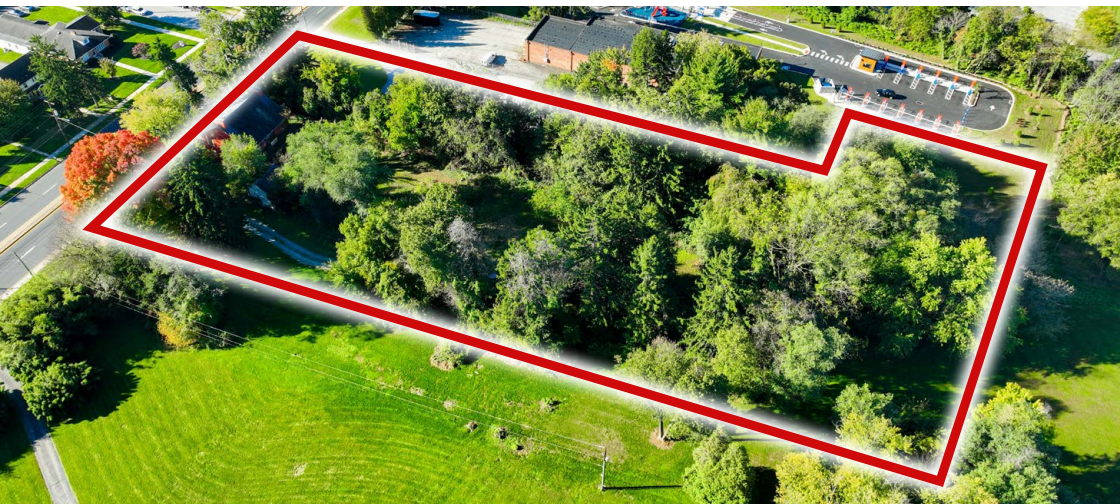
PROPERTY OVERVIEW

Approximate 1.33 acre commercial lot for sale or lease on highly traveled E. Market St., York, PA. Situated in the middle of the commercial corridor of East York this highly visible site would be a great location for retail, fast food or quick serve restaurant, auto service facility, car wash, drivethru coffee and beverage store.

Mt Zion Commons
(coming soon)

FIRST WATCH
THE DAYTIME CAFE

Wawa



LOCATION OVERVIEW

The property is located at 3103 E. Market St. near Home Depot and newly opened Shiny Shell Car Wash. E. Market St. is the main traffic artery through the East York retail shopping and commercial corridor. There are approximately 25,000 cars per day at the site. E. Market St. connects the community of East York to downtown and major highways Interstate 83 and US Route 30. Other retailers in the immediate area include Home Depot, Chick Fil A, Moe's Southwest Grill, Walmart, Panera Bread, Academy Sports, Dicks Sporting Goods, Sam's Club, Lowe's, Wendy's, and Starbucks. Everybody who lives or works in East York travels on E. Market St. at some point during the week.

TRADE AREA OVERVIEW

York, PA is the county seat and boasts a growing population of 475,000 people within the county. There are approximately 140,000 people that live within 5 miles of the site. Daytime employment is strong with 27,281 workers within 10 minutes. East York has a long history of being the main shopping district in the area. It is conveniently located near the major highways of Interstate 83 and US Route 30. Interstate 83 connects Harrisburg and Baltimore and US Route 30 runs east/west connecting Philadelphia, Lancaster, York, and Chambersburg. Most of the population in the York area uses these highways to get to the shopping areas of East and West York. Major employers in the area include Harley Davidson, York Container, Wellspan Health, Graham Capital, and York College that has approximately 4,200 undergrad and grad students.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	53,233	138,599	205,884
EMPLOYEES	23,361	60,880	96,157
AVERAGE HHI	\$108,372	\$101,780	\$106,846
HOUSEHOLDS	21,214	54,551	81,635

MARKET OVERVIEW



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

LISTING AGENTS:



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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.

