

SOUTH YORK PLAZA

205-272 Pauline Drive | York, PA | 17402

± 1,200 - 1,750 SF AVAILABLE | FOR LEASE



PROJECT

South York Plaza, a 123,621 square foot grocery anchored, retail shopping center centrally located in York, Pennsylvania, situated at a signalized intersection along Pauline Drive, directly off of South Queen Street (17,000 CPD). The center is anchored by Giant Foods, with other leading national, regional and local retailers such as Isaac's Deli, Twisted Roots Yoga and ACNB, just to name a few. With its traffic generating tenant lineup, this project is the primary shopping destination in the South York market. Landlord can provide up to \$500,000 in Tenant Improvement (based on credit and landlord's approval of financials).

LOCATION

South York Plaza is strategically positioned within the market's primary retail area directly off of South Queen Street, with easy access to I-83 (60,000 CPD). The center benefits from the high-volume traffic flow of South Queen Street, which is one of the areas heaviest traveled roadways. South Queen Street acts as one of the area's focal points for retail with a trade area that extends over 5 miles, attracting a large customer base. With high concentration of traffic driven by anchor tenants located within South York Plaza, and the surrounding retail, the center pulls from not just the immediate trade area but from the surrounding arears as well.

TRADE AREA

Adding to the stability of the project, South York Plaza shows a 20-minute drive time demographic of over 333,518 people with household incomes of more than \$78,302 and daytime employment demographics equally as strong with 164,805. The demographics within a 10-mile radius include 267,673 in 107,272 homes, a labor force of 215,971 with an average household income of \$81,433. The area's growth has increased over 18.3% with over 21,042 new homes.

JOIN



H&R BLOCK



POPULATION		3 MILES - 64,102	EMPLOYEES		3 MILES - 53,721
		5 MILES - 147,321			5 MILES - 118,721
		7 MILES - 196,147			7 MILES - 157,883
AVERAGE HH		3 MILES - \$77,677	HOUSEHOLDS		3 MILES - 25,183
		5 MILES - \$70,922			5 MILES - 57,665
		7 MILES - \$72,753			7 MILES - 77,592

TRAFFIC COUNTS: I-83: 60,000 VPD | S. QUEEN ST: 20,421 VPD



York Office: 3528 Concord Rd. York, PA 17402
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341
Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601

ABE KHAN | BRAD ROHRBAUGH | CHAD STINE
717-843-5555
www.bennettwilliams.com



Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, change in price, prior sale, withdrawal without notice, or other conditions.

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TENANT ROSTER

SPACE	TENANT	AREA (SF)
1	WOOD FIRE ITALIAN GRILL	4,020
2	PRO NAILS	1,250
3	POSTAL CONNECTIONS	1,750
4	SOUTH YORK CINEMA	7,750
5	TINY TUMBLERS	1,600
6	TWISTED ROOTS YOGA	1,633
8	IMPERIAL GOURMET	3,450
9	VAPE CITY JUNCTION	1,964
10	DENTIST	2,000
11	ISAAC'S DELI	2,800
12	AVAILABLE	1,200
13	LABCORP	1,064
14	LIFE PATH YORK	5,850
15	JOHN'S PIZZA SHOP	1,750
16	OMEGA TRAVEL	2,000
17	LIFE PATH YORK	4,000
18	AVAILABLE	1,750
20	H&R BLOCK	2,915
21	FRAMER'S WORKSHOP OF YORK	2,915
22	GIANT	68,464
23	GIANT GAS	
24	ACNB	2,500



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