

# York Marketplace

2501 E Market Street - York, PA 17402

±1,200-3,573 SF Available for Lease



**Questions? Contact Us.**

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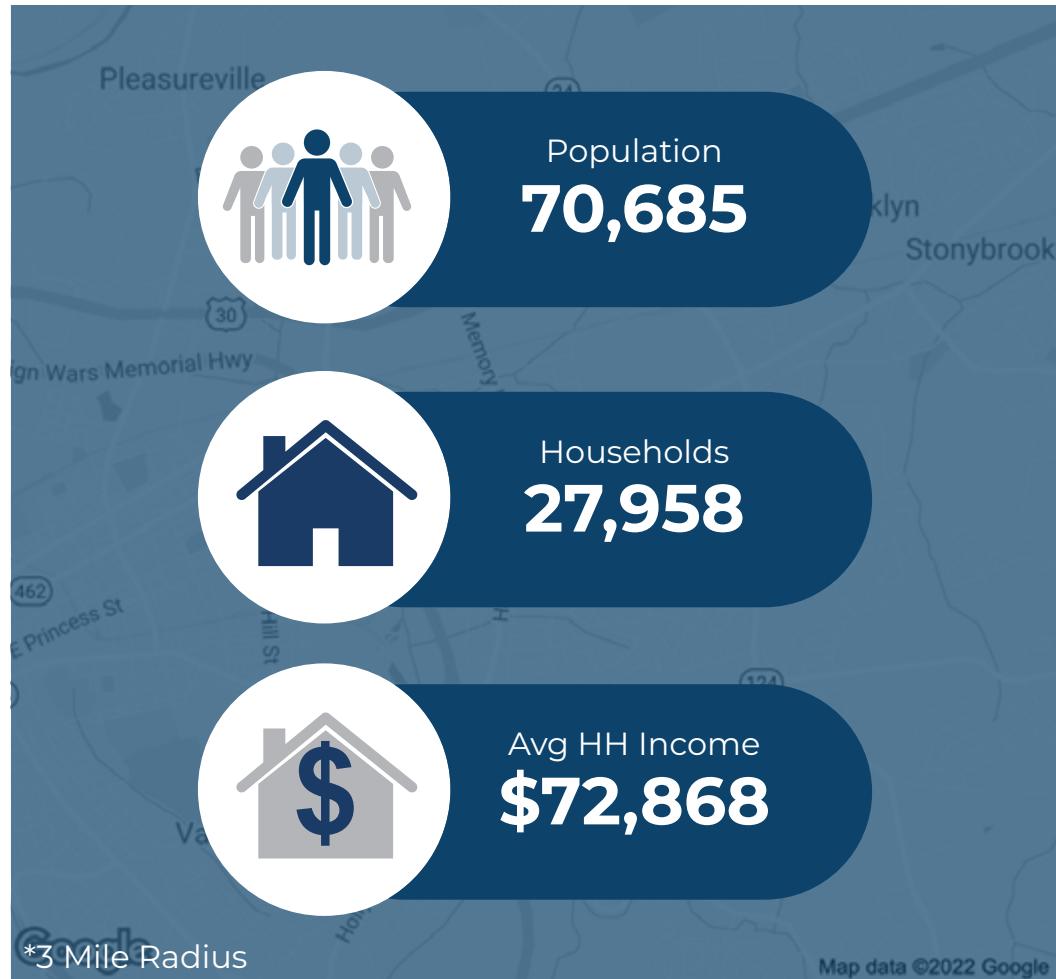
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## Highlights

- York Marketplace is anchored by high-volume Giant which drives immense traffic to the center
- Dynamic mix of national tenants including Crunch Fitness, Lowes, Starbucks & Red Lobster
- Neighboring retailers, such as Target and Walmart, attract a regional customer base
- The center has excellent visibility and access from E Market St (17,164 AADT)
- Over 76,000 daytime employees within five miles
- GLA ±306,690 SF



Demographic	1 Mile	3 Miles	5 Miles
Population	7,509	70,685	143,194
Households	2,928	27,958	55,679
Avg HH Income	\$83,219	\$72,868	\$77,006
Daytime Employees	9,848	44,066	76,057



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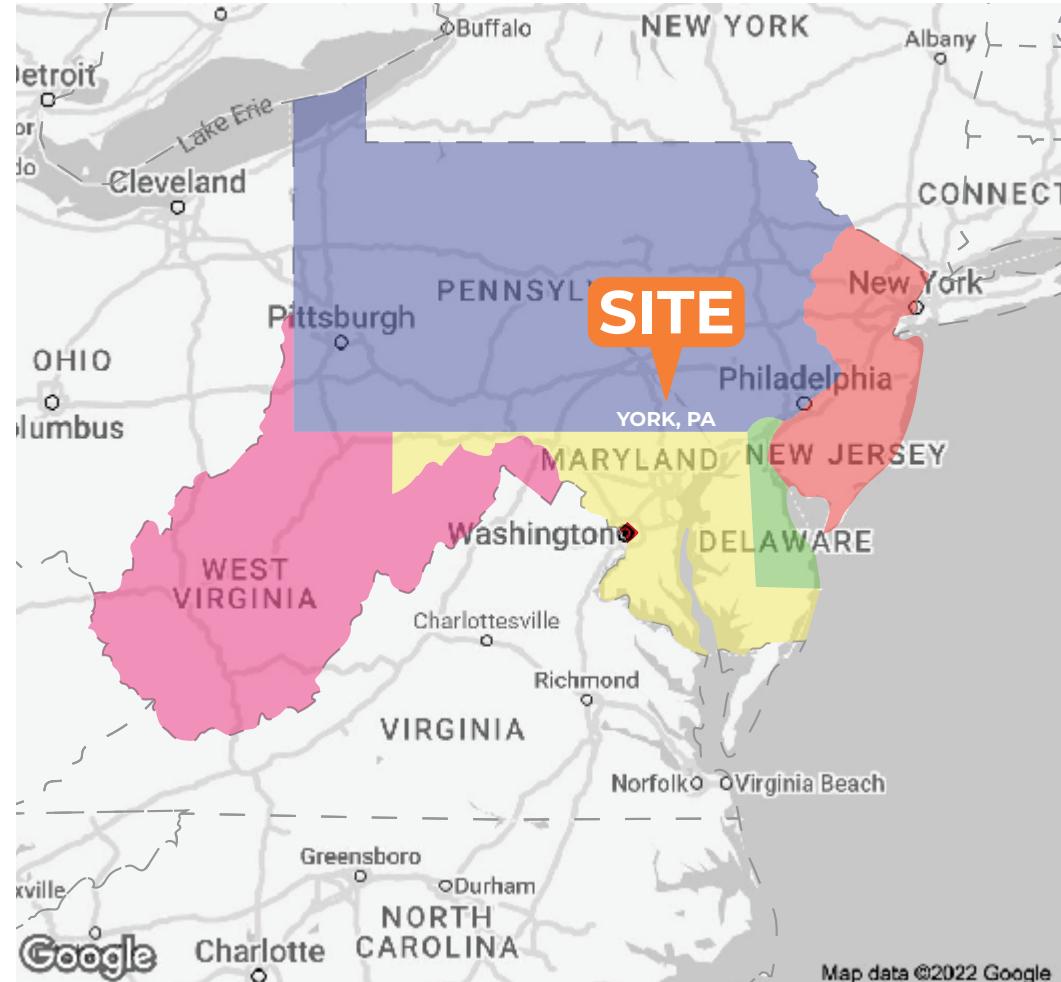
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## About York Marketplace

York Marketplace is a ±306,690 SF Giant-anchored retail shopping center centrally located at the signalized intersection of E Market St (17,164 AADT) and Memory Lane (10,153 AADT) in York, PA. In addition to Giant, the center has excellent co-tenancy of Lowes, Crunch Fitness, PA Fine Wine & Good Spirits, Red Lobster, Kids First Swim School and more.

York Marketplace is strategically positioned with significant frontage along E Market St, the area's heaviest traveled roadway and focal point for retail. Within a 20-minute drive time there is an impressive 243,886 residents with household incomes of more than \$81,742, and daytime employment demographics are equally as strong with 111,326 spread among 8,197 businesses.

Major employers in the area are York Hospital, the Federal Government, WellSpan Medical Group, Wal-Mart, Amazon and Giant.



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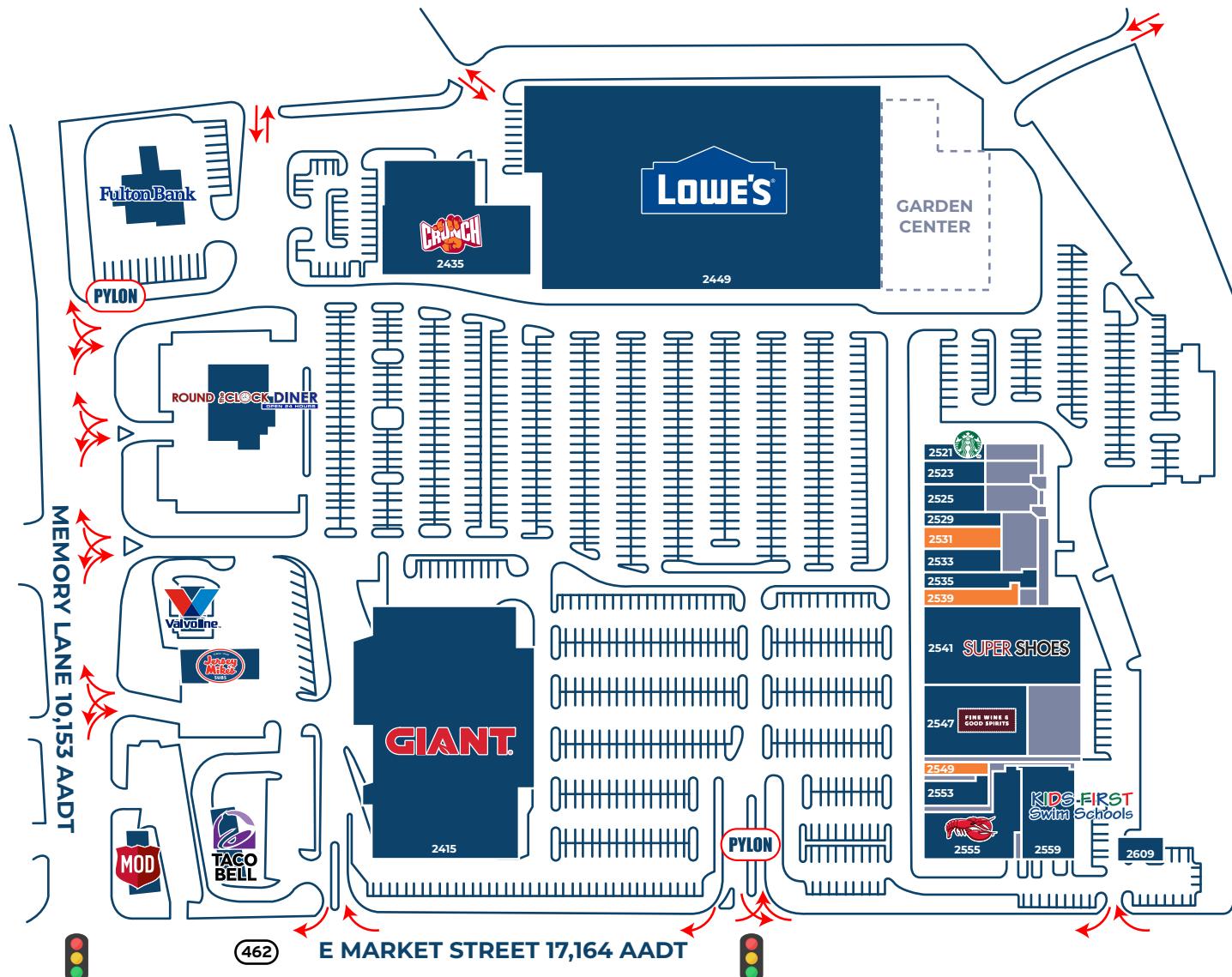
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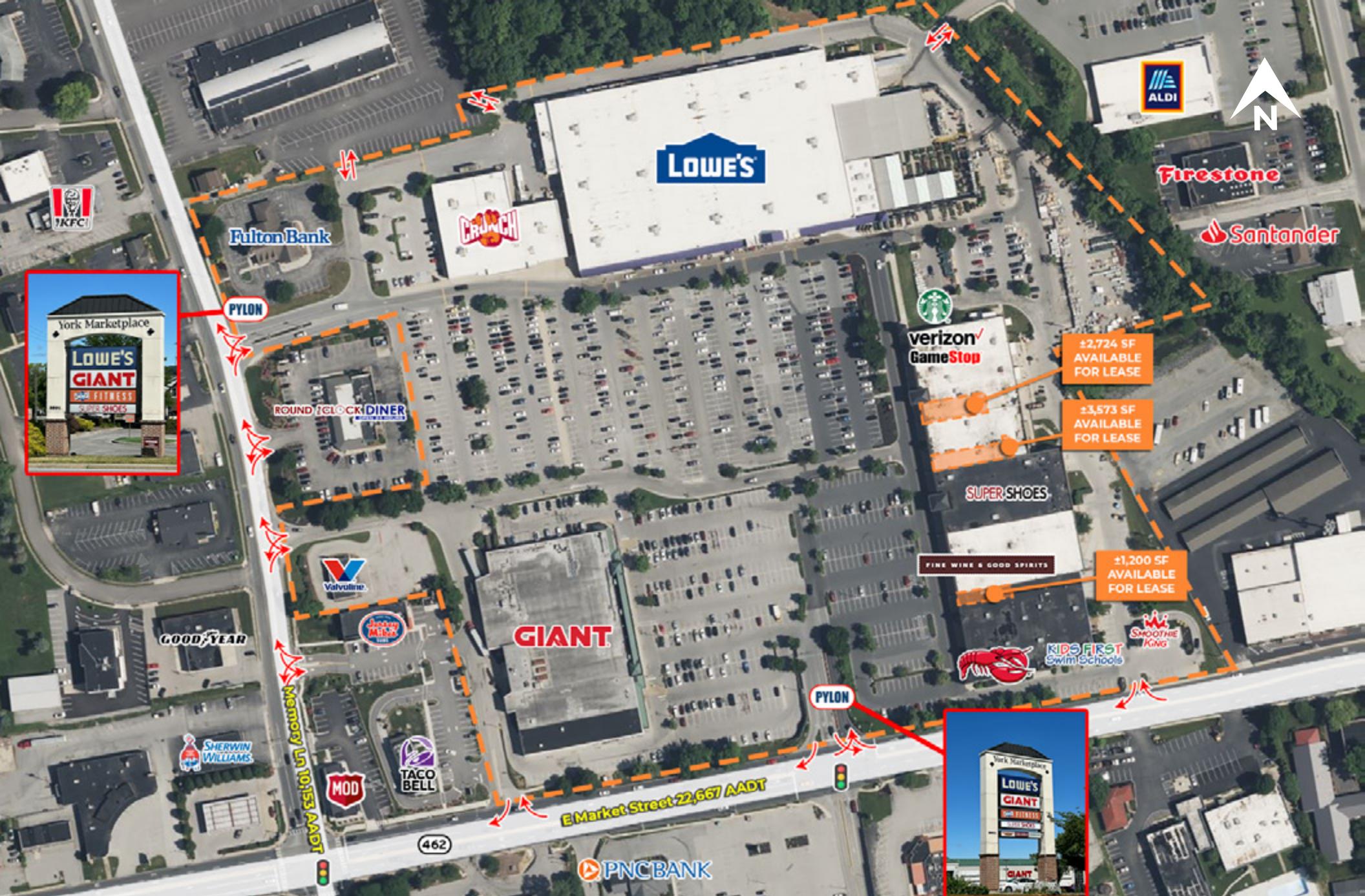
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Unit	Tenant	Square Footage
2415	Giant	±74,541 SF
2435	Crunch Fitness	±23,500 SF
2449	Lowe's	±125,353 SF
2521	Starbucks	±1,600 SF
2523	Palm Beach Tan	±4,116 SF
2525	Verizon Wireless	±1,480 SF
2527	VIP Nails	±1,600 SF
2529	GameStop	±1,800 SF
<b>2531</b>	<b>AVAILABLE</b>	<b>±2,724 SF</b>
2533	Champs Barber School	±3,060 SF
2535	Viet-Thai Café	±2,900 SF
<b>2539</b>	<b>AVAILABLE</b>	<b>±3,573 SF</b>
2541	SuperShoes	±20,000 SF
2547	Fine Wine & Good Spirits	±12,500 SF
<b>2549</b>	<b>AVAILABLE</b>	<b>±1,200 SF</b>
2553	My Eye Dr.	±2,770 SF
2555	Red Lobster	±9,267 SF
2559	Kids First Swim School	±7,996 SF
2609	Smoothie King	±1,223 SF
PAD	The Lube Center	±2,100 SF
PAD-2	Fulton Bank	±3,387 SF



# Site Plan



# Local Aerial



# Pylon Signage



# Market Aerial