

# York Marketplace

2501 E Market Street - York, PA 17402

±3,573-20,000 SF Available for Lease; Can Combine to ± 23,573 SF!



**Questions? Contact Us.**

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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

### JOIN

**GIANT.**

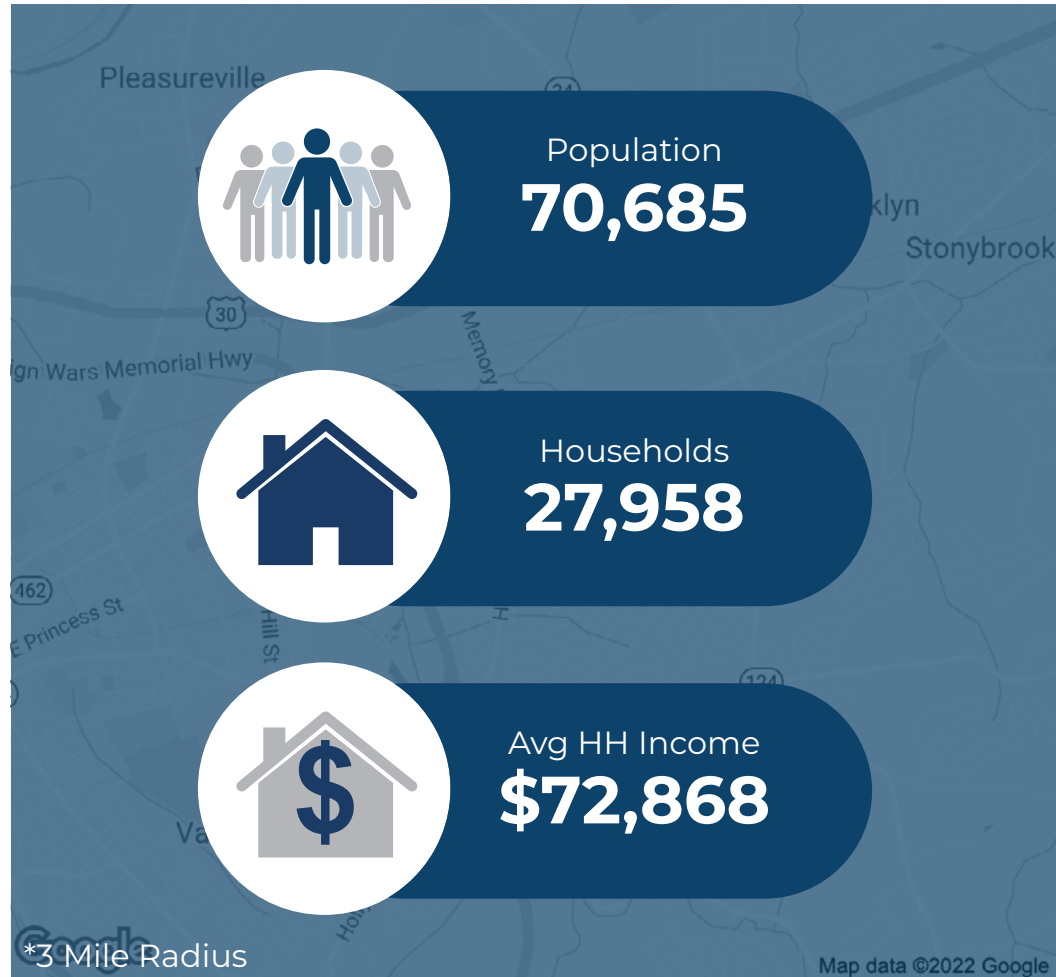
**LOWE'S**

**CRUNCH**

**FINE WINE & GOOD SPIRITS**



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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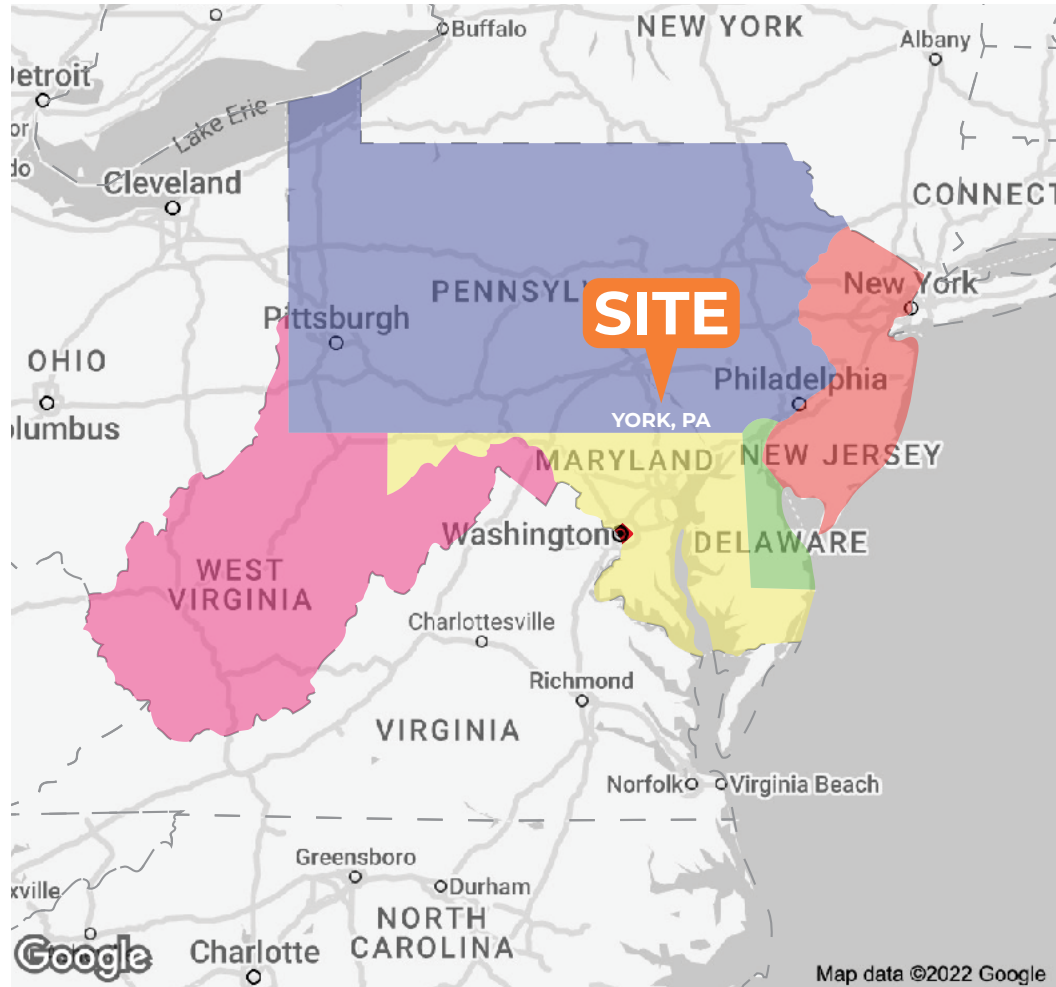
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## About York Marketplace

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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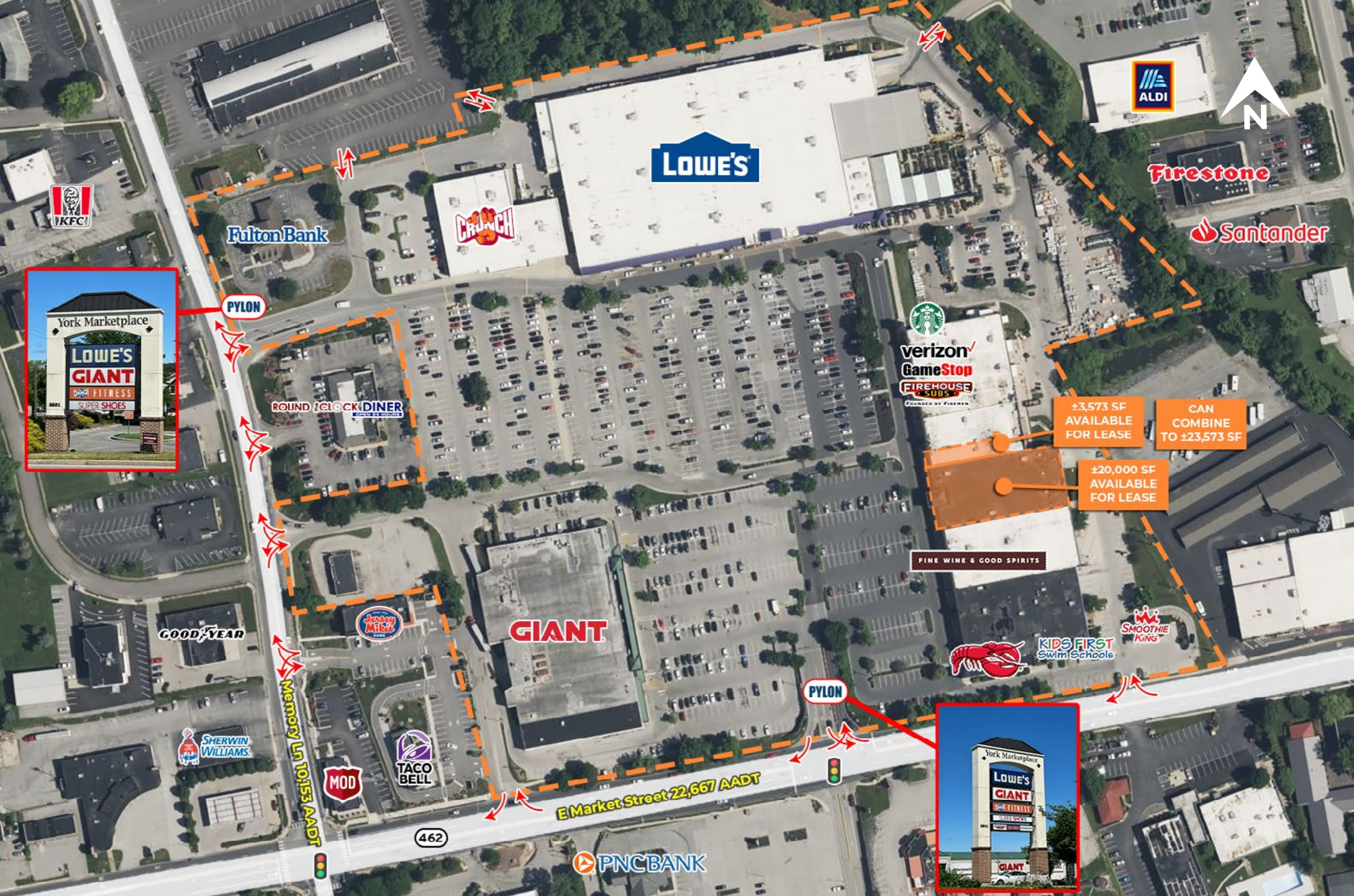
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The site plan illustrates the intersection of E Market Street and Memory Lane. Key features include:

- Commercial Buildings:**
  - Lowe's:** Located at the top center, with a Garden Center to its right.
  - Round O'Clock Diner:** Located to the left of the central parking lot.
  - GIANT:** Located at the bottom center.
  - Starbucks:** Located at the top right, near the intersection.
  - Joe's Muffins:** Located to the left of the GIANT building.
  - MOD:** Located at the bottom left.
  - Taco Bell:** Located to the right of the MOD building.
  - Kids-First Swim Schools:** Located at the bottom right.
- Parking Lots:** Multiple parking lots are shown, including a large central lot and several smaller ones around the perimeter.
- Infrastructure:**
  - Memory Lane 10,153 AADT:** Labeled on the left side of the map.
  - E Market Street 17,164 AADT:** Labeled at the bottom of the map.
  - 462:** A label for the intersection area.
  - Pylon:** Two pylon signs are indicated with red arrows pointing to them.
  - Signal Lights:** Two traffic signal lights are shown at the intersection.
- Other Labels:**
  - PAD-2:** Located near the top left.
  - PAD:** Located near the Joe's Muffins building.
  - 2435, 2449, 2415, 2521, 2523, 2525, 2529, 2531, 2533, 2535, 2539, 2541, 2547, 2549, 2553, 2555, 2559, 2609:** Various lot and building numbers are scattered throughout the plan.





# Local Aerial





# Pylon Signage





# Market Aerial