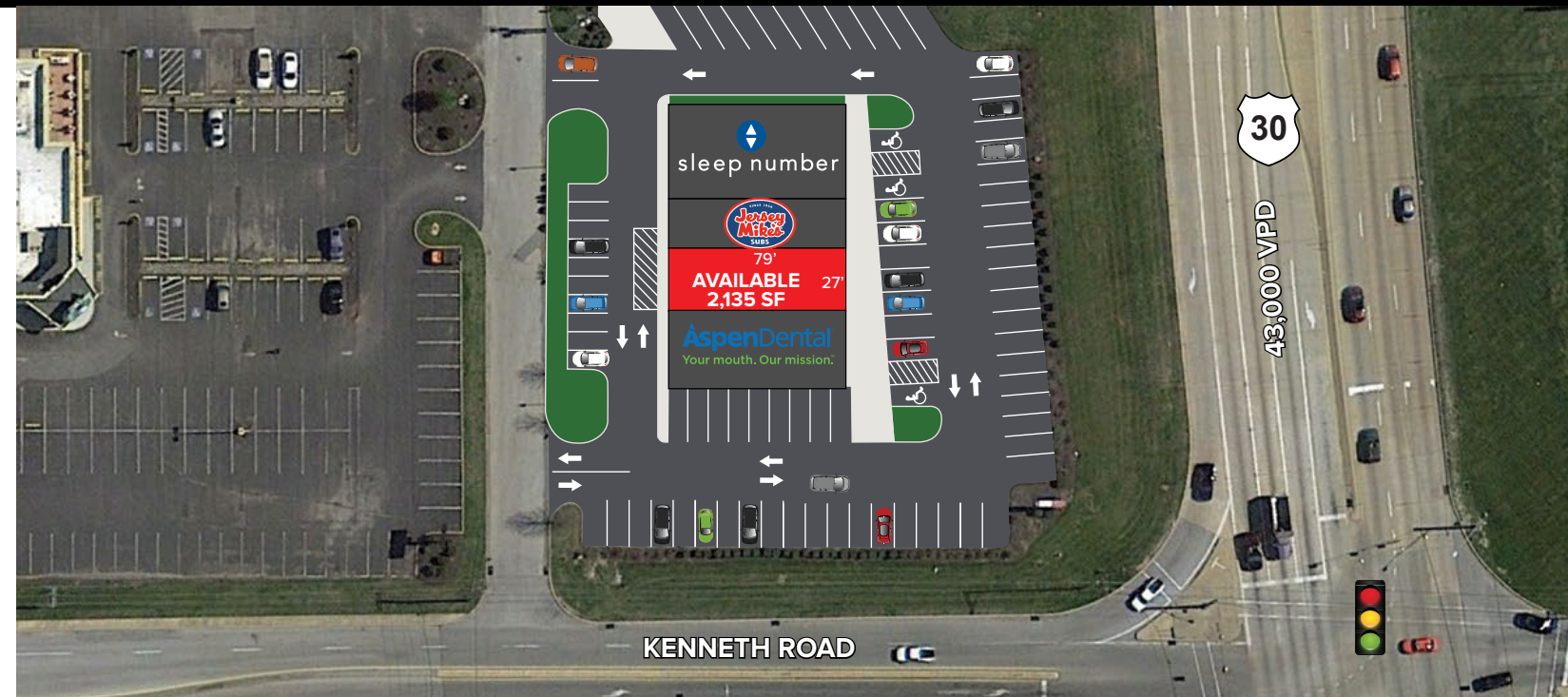
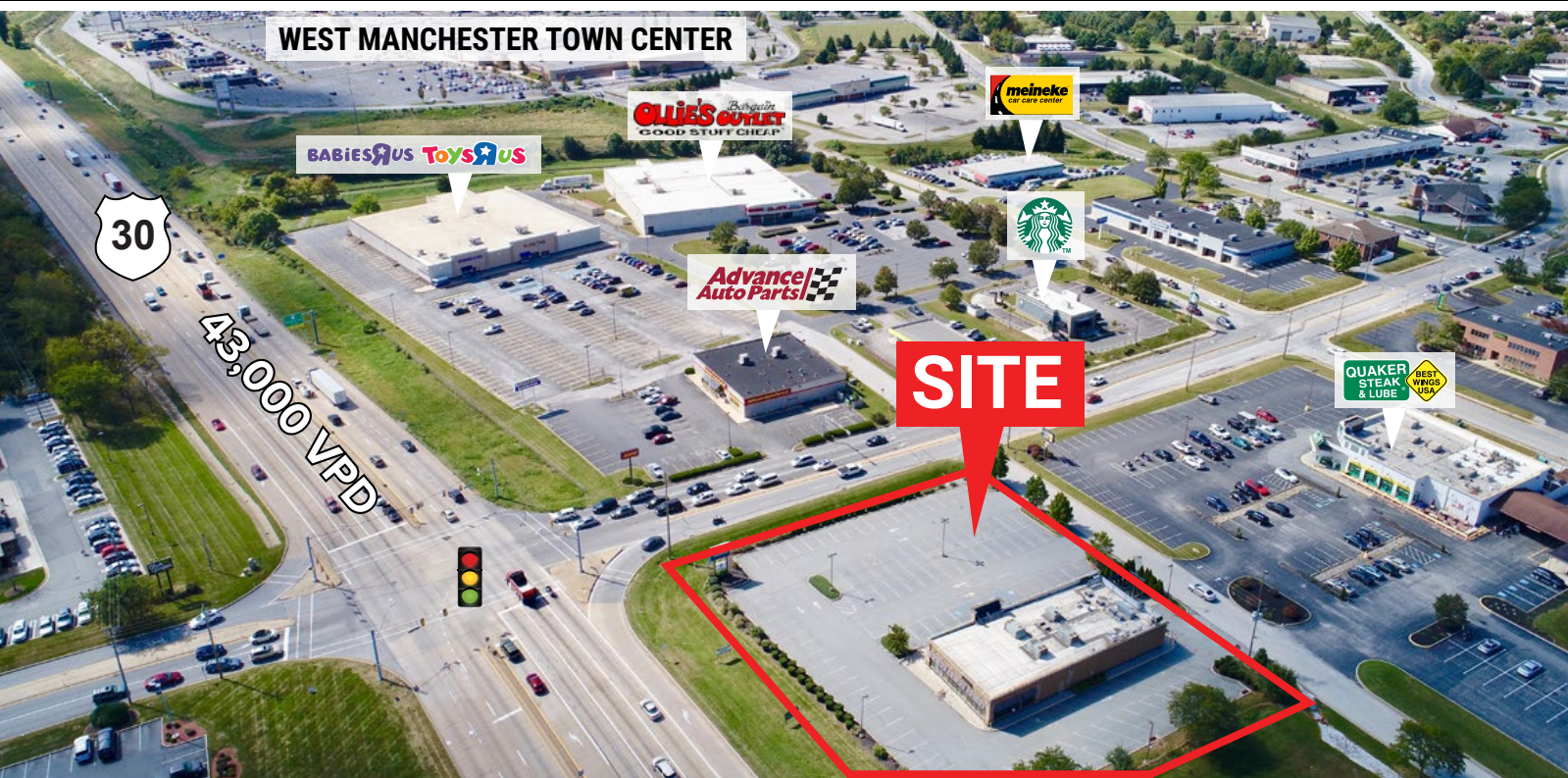
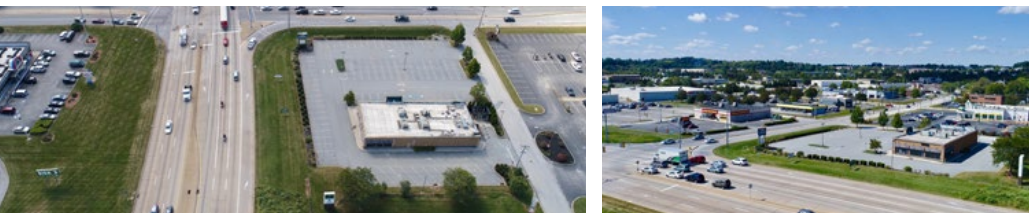


# 1401 KENNETH ROAD

York, PA | 17404

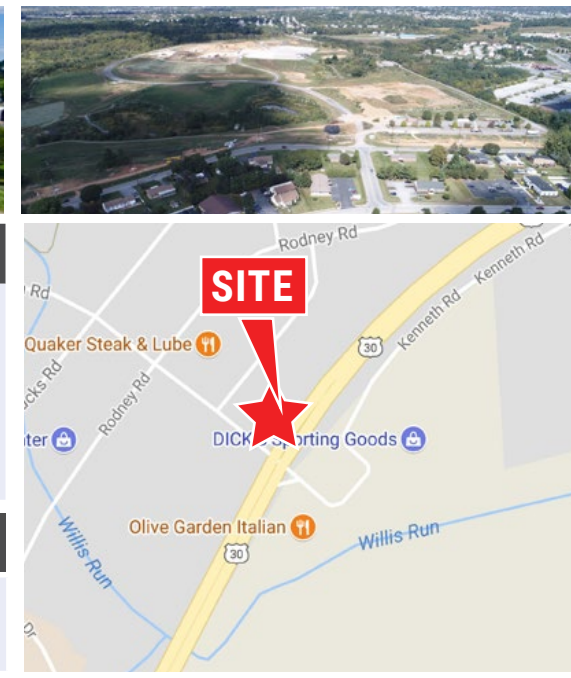


**NEW RETAIL DEVELOPMENT: ± 2,135 SF AVAILABLE | FOR LEASE**



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	5,002	82,546	136,989
Average HHI	\$52,436	\$61,314	\$69,760
Number of Households	2,287	32,202	54,577

TRAFFIC COUNTS
ROUTE 30: 43,000 VPD



## PROJECT

1401 Kenneth Road, an 10,270 square-foot retail redevelopment is ideally located in the west end of York, Pennsylvania at the signalized intersection of Route 30 (43,000 CPD) and Kenneth Road. 1401 Kenneth Road is a new construction, redevelopment of a former Ruby Tuesday's that provides a great opportunity for any retailer to enter into a difficult market with little availability. Co-tenants of the project include, Aspen Dental, Sleep Number and Jersey Mike's Subs. The project also benefits from its close proximity to the recently redeveloped West Manchester Town Center that features national tenants such as Wal-Mart, AtHome, Burlington Coat Factory, Kohl's, Regal Cinemas, and DSW, just to name a few.

## LOCATION

Along with its great visibility to Route 30, the center benefits from a demographic area that includes top manufacturers in York County, such as Target, Starbucks, Harley Davidson, and Johnson Controls, all with substantial distribution centers along I-83 just a few short miles away, as well as a new 220,000 square-foot hospital currently under construction and slated to open early 2018 for Memorial Hospital, which is owned by Pinnacle Health.

## TRADE AREA

Adding to the stability of the project, 1401 Kenneth Road shows a 20-minute drive time demographic of over 332,099 people with household incomes of more than \$74,871 and daytime employment demographics equally as strong with 159,410. The demographics within a 10-mile radius include 263,378 people in 104,018 homes, a labor force of 139,426 with an average household income of \$74,741. The area's growth since 2000 has increased over 15.7% with over 16,332 new homes.

## RETAILERS



**2,135 SF AVAILABLE**



York Office: 3528 Concord Rd. York, PA 17402  
 Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341  
 Lancaster Office: 2173 Embassy Drive, Lancaster, PA 17603

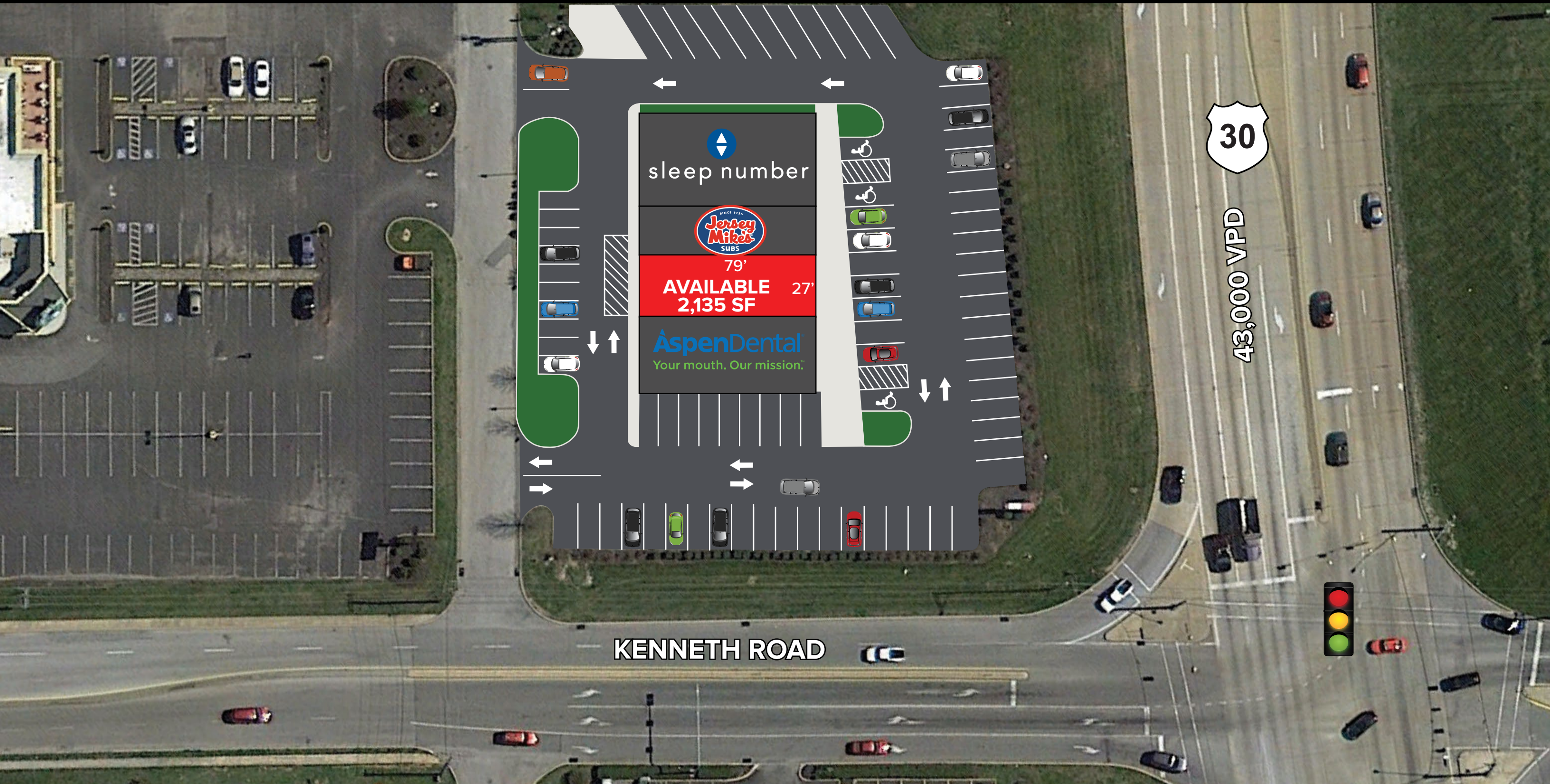
BRAD ROHRBAUGH | CHAD STINE | JOE SPAGNOLA  
 717-843-5555  
 www.bennettwilliams.com





# 1401 KENNETH ROAD

York, PA | 17404



KENNETH ROAD



43,000 VPD

ACTIVE MEMBER OF:  
**RETAIL** BROKERS  
NETWORK

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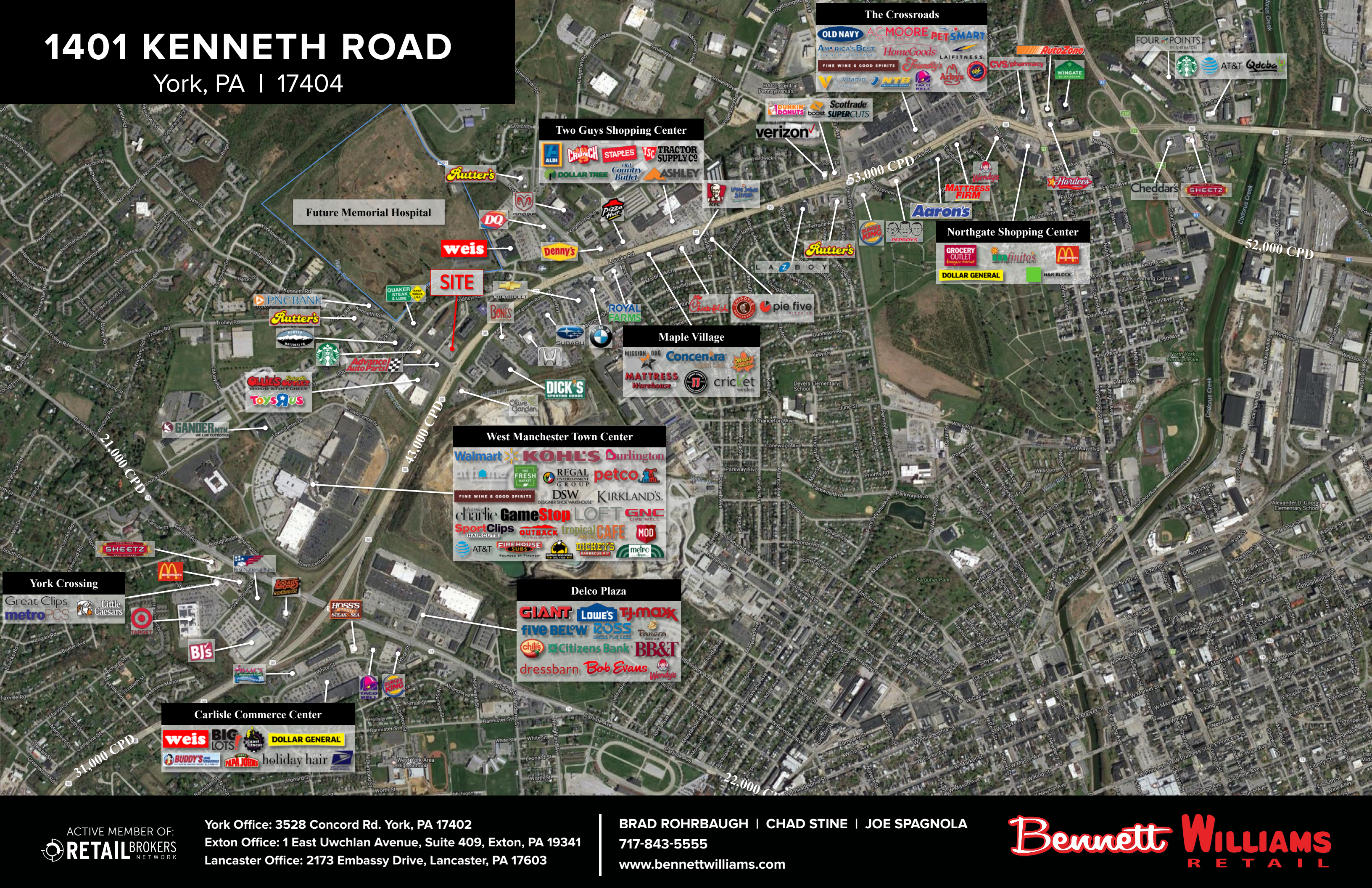
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**Bennett Williams**  
RETAIL



# 1401 KENNETH ROAD

York, PA | 17404



Future Memorial Hospital

**Two Guys Shopping Center**  
ALDI CRUNCH STAPLES TSC TRACTOR SUPPLY CO  
DOLLAR TREE Old Country Buffet ASHLEY

**The Crossroads**  
OLD NAVY AC MOORE PET SMART  
AMERICA'S BEST HomeGoods LAIFITNESS  
FINE WINE & GOOD SPIRITS Family's FASHION TACK & EQUESTRIAN  
Vitamin NTE Arby's  
BUNKIN DONUTS boost SUPER CUTS  
CVS pharmacy WINGATE

FOUR POINTS BY SHERATON  
Starbucks AT&T Qdoba

**Northgate Shopping Center**  
GROCERY OUTLET finito's MCDONALD'S  
DOLLAR GENERAL H&M BLOCKS

**Maple Village**  
MISSION BBQ ConcenJa  
MATTRESS Warehouse cricket

**West Manchester Town Center**  
Walmart KOHL'S Burlington  
at home FRESH MARKET REGAL petco  
FINE WINE & GOOD SPIRITS DSW KIRKLAND'S  
charlie GameStop LOFT GNC  
SportClips OUTBACK tropical CAFE MOD  
AT&T FIREHOUSE SUBS DICKKEYS metro

**Delco Plaza**  
GIANT LOWE'S TJ-MAXX  
FIVE BELOW ROSS Tanora  
chili's Citizens Bank BB&T  
dressbarn Bob Evans Wendys

**Carlisle Commerce Center**  
weis BIG LOTS! DOLLAR GENERAL  
BUDDY'S PAPA JOHN'S holiday hair

**York Crossing**  
Great Clips metro PCS Little Caesars  
Target

**SITE**

21,000 CPD

43,000 CPD

53,000 CPD

52,000 CPD

31,000 CPD

22,000 CPD

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