

STONYBROOK SHOPPING CENTER

Springettsbury Township | York County

3651 E. Market St. York, PA 17402

FOR LEASE

Proposed retail pad site with drive-thru opportunity at this neighborhood grocery anchored shopping center.



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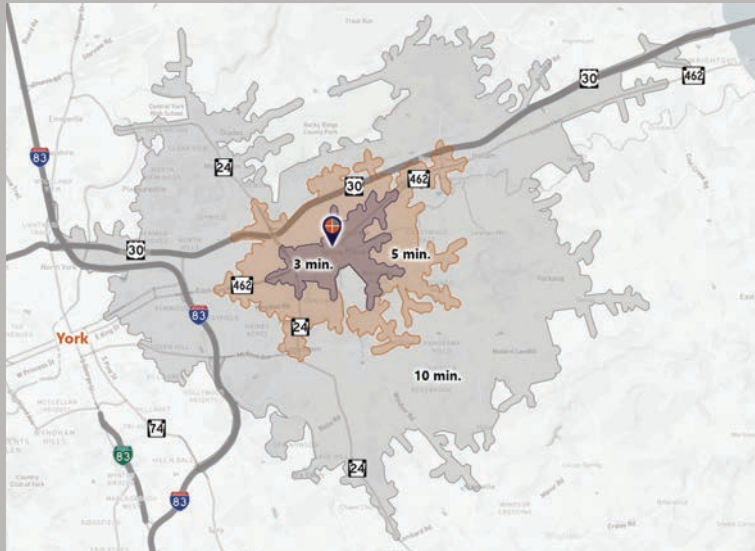
For More Information Call: 717.850.TRUE (8783) | 1018 N. Christian St. Lancaster, PA 17602 | www.TRUECommercial.com

STONYBROOK SHOPPING CENTER

DEMOGRAPHICS

Variable	Stonybrook Shopping Center			
	Travel Distance from Site	3 minutes	5 minutes	10 minutes
Total Population		4,382	14,081	53,159
Population Density (Pop per Sq. Mile)		2,708.4	2,103.9	1,395.7
Total Daytime Population		5,511	20,350	56,621
Total Households		1,786	4,851	20,611
Per Capita Income		\$31,332	\$35,071	\$38,231
Average Household Income		\$81,604	\$97,117	\$96,555
Average Disposable Income		\$64,736	\$75,307	\$74,420
Aggregate Disposable Income		\$115,617,936	\$365,313,620	\$1,533,862,138
Total (SIC01-99) Businesses		189	786	2,062
Total (SIC01-99) Employees		2,859	13,577	30,571
Total (SIC01-99) Sales		\$403,135,039	\$2,374,453,584	\$5,549,576,404
Annual Budget Expenditures		\$125,515,615	\$404,884,519	\$1,717,580,360
Retail Goods		\$38,673,862	\$126,354,257	\$538,638,085

Travel Distance from Site



PROPERTY & MARKET OVERVIEW

Stonybrook Shopping Center is a grocery anchored retail center that is located along one of the area's primary retail shopping corridors, East Market Street - Route 462 in York, PA. Stonybrook is in close proximity to East York's dense residential neighborhoods, along with strong daytime employment with several industrial and office employers along the same corridor.

The retail center is anchored by Saubel's Markets, along with Central Bark Doggy Daycare, Fitness-1440, Oyako Sushi, Avis Rent-a-Car, Tobacco King, and Monroe Auto Center. It is shadow anchored by Northwest Bank as well. Join these amazing tenants with the last remaining space, a proposed pad site in the parking lot area behind Monroe Auto Center and right off one of the Cinema Drive entrances. Proposed pad site offers a building up to 2,320± SF with drive-thru opportunity.

PROPERTY DETAILS

- Total Building Size:.....68,105 SF
- Lease Rate:.....Negotiable
- Lease Terms:.....Negotiable
- Zoning:.....C-H Commercial
- Land/Lot Size:.....8.97 acres
- Parking:.....Paved Lot, Shared, 200+ spaces
- Year Built:.....1995



SPACE AVAILABLE

- Proposed Pad Site.....0.72 acres
Building up to 2,320 SF with drive-thru

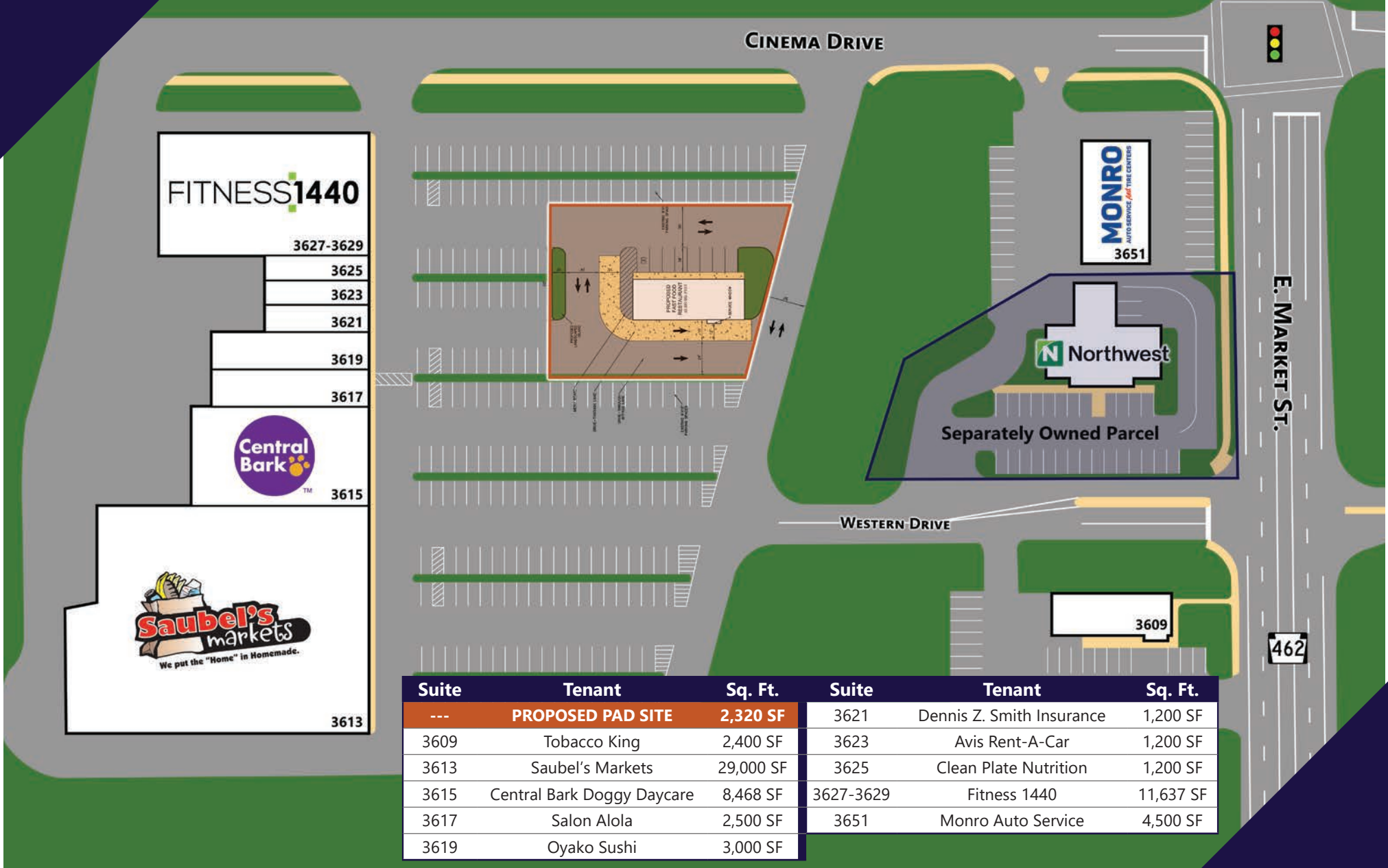
TRAFFIC COUNTS

- E. Market St./Route 462:.....21,147 VPD



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SITE PLAN | STONYBROOK SHOPPING CENTER

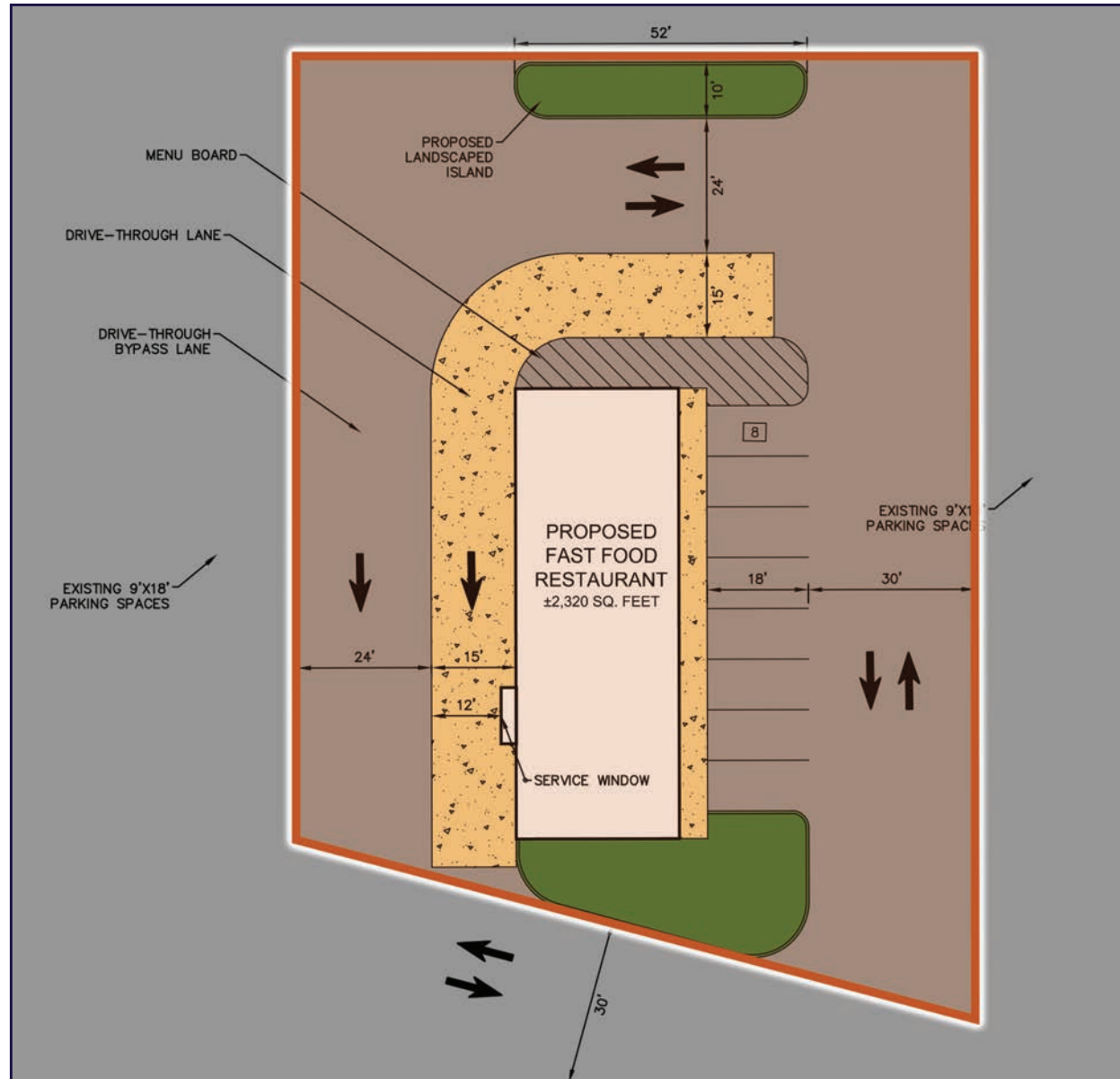


Suite	Tenant	Sq. Ft.	Suite	Tenant	Sq. Ft.
---	PROPOSED PAD SITE	2,320 SF	3621	Dennis Z. Smith Insurance	1,200 SF
3609	Tobacco King	2,400 SF	3623	Avis Rent-A-Car	1,200 SF
3613	Saubel's Markets	29,000 SF	3625	Clean Plate Nutrition	1,200 SF
3615	Central Bark Doggy Daycare	8,468 SF	3627-3629	Fitness 1440	11,637 SF
3617	Salon Aloha	2,500 SF	3651	Monro Auto Service	4,500 SF
3619	Oyako Sushi	3,000 SF			

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PROPOSED RETAIL PAD SITE



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ESTABLISHED REGIONAL AREA MAP



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AERIAL DRONE PHOTOS & BUILDING PHOTOS



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AERIAL DRONE PHOTO



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AERIAL DRONE PHOTO



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