



Commercial Real Estate LLC

## FOR LEASE

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



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# STONYBROOK SHOPPING CENTER

Springettsbury Township | York County

3651 E. Market St. York, PA 17402



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

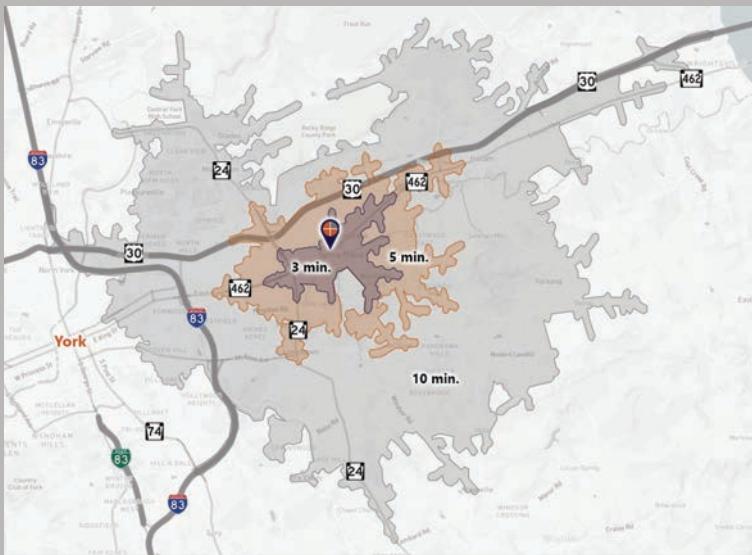
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# STONYBROOK SHOPPING CENTER

## 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 situated along E. Market St. (Route 462), one of the primary shopping corridors in York, PA. It is conveniently located near East York's dense residential neighborhoods and the newly constructed Fallbrook Flats Apartments, which offers 148 modern units with various amenities. Additionally, the area has a strong daytime workforce due to several industrial and office employers nearby.

The retail center is anchored by Saubel's Markets and includes tenants such as Central Bark Doggy Daycare, Fitness 1440, Oyako Sushi, Avis Rent-a-Car, and Monroe Auto Center. Additionally, it is shadow-anchored by Northwest Bank.

There is an opportunity to join these tenants with the last remaining space: a proposed pad site located in the parking lot area behind Monroe Auto Center and near one of the entrances to Cinema Drive. This proposed pad site can accommodate a building of up to 2,320 SF and offers a drive-thru option.

## PROPERTY DETAILS

- Total GLA: ..... 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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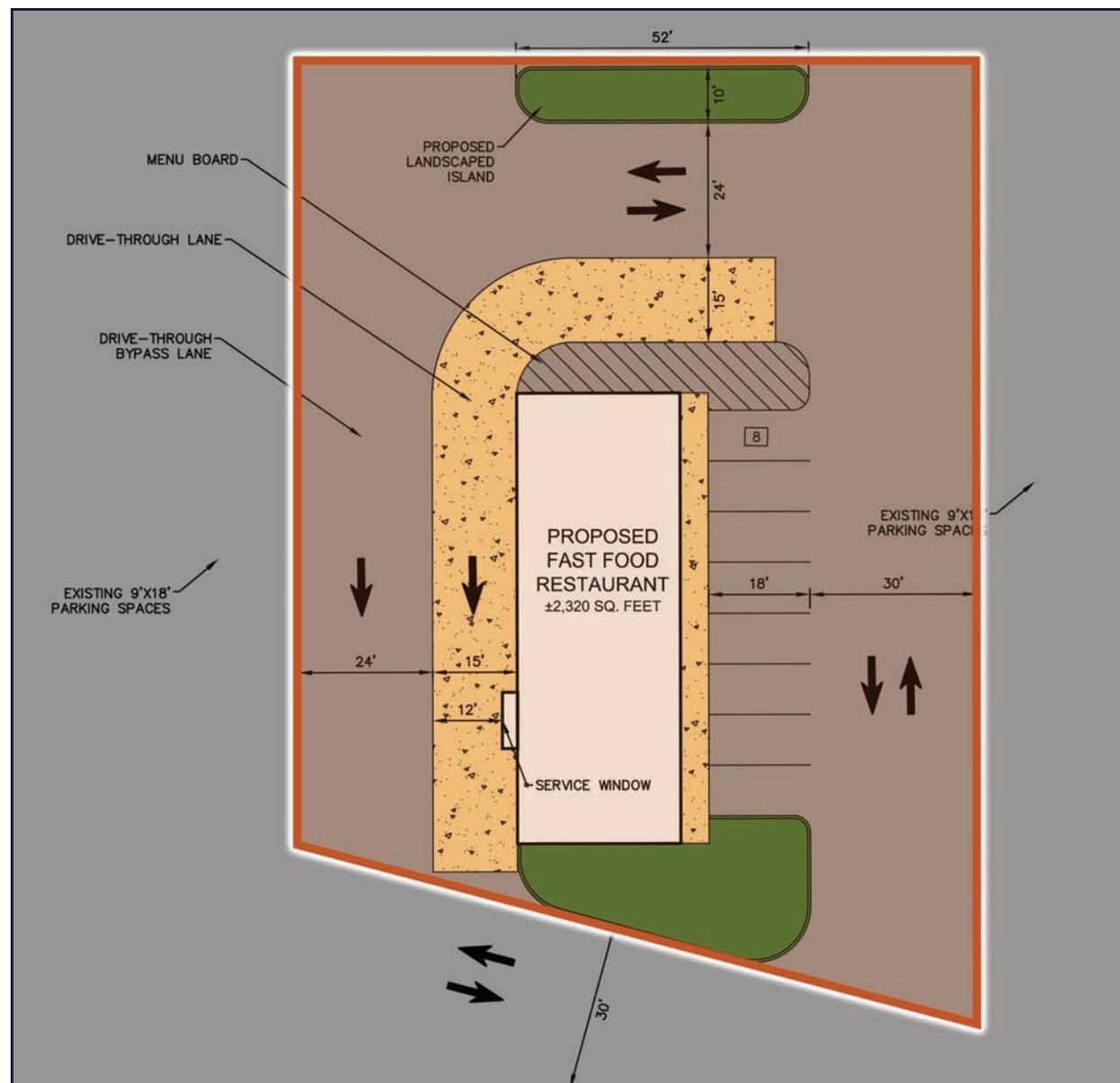
# SITE PLAN | STONYBROOK SHOPPING CENTER



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# PROPOSED RETAIL PAD SITE



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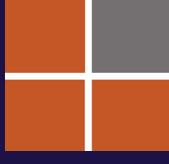
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# ESTABLISHED REGIONAL AREA MAP



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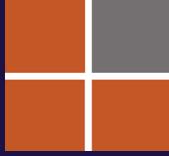


# AERIAL DRONE PHOTOS & BUILDING PHOTOS



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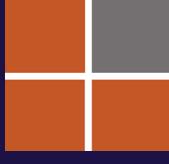


# AERIAL DRONE PHOTO



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