

FOR LEASE

Join this neighborhood strip center along the South York markets primary retail corridor, S. Queen St./ PA Route 74.



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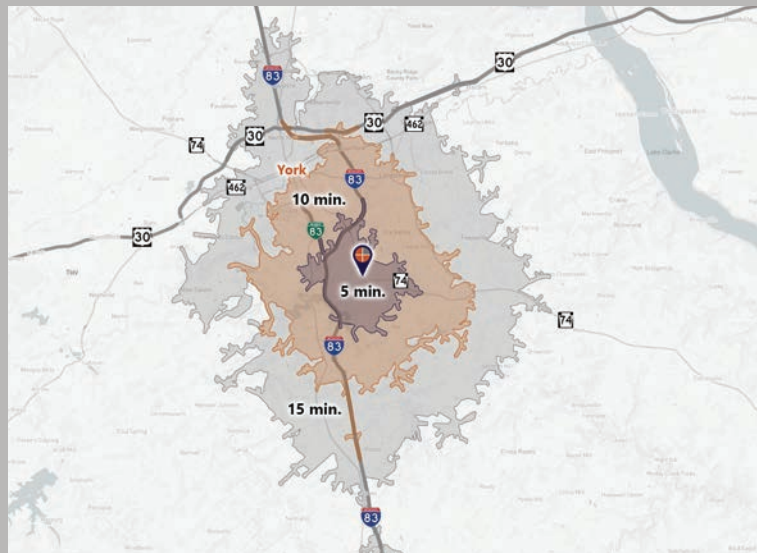
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ARLINGTON PLAZA SHOPPING CENTER

DEMOGRAPHICS

| Variable | Arlington Plaza Shopping Center | | |
|-----------------------------------|---------------------------------|-----------------|------------------|
| Travel Distance from Site | 5 minutes | 10 minutes | 15 minutes |
| Total Population | 11,948 | 75,865 | 169,682 |
| Population Density (Per Sq. Mile) | 1,380.4 | 1,713.7 | 1,448.3 |
| Total Daytime Population | 14,783 | 78,229 | 183,801 |
| Total Households | 4,839 | 29,495 | 66,200 |
| Per Capita Income | \$41,321 | \$38,649 | \$35,622 |
| Average Household Income | \$103,678 | \$99,272 | \$90,750 |
| Average Disposable Income | \$79,788 | \$75,841 | \$70,040 |
| Aggregate Disposable Income | \$386,092,661 | \$2,236,917,313 | \$4,636,643,676 |
| Total (SIC01-99) Businesses | 580 | 2,543 | 6,326 |
| Total (SIC01-99) Employees | 9,289 | 39,653 | 93,630 |
| Total (SIC01-99) Sales | \$1,054,242,785 | \$4,543,326,628 | \$13,548,121,741 |
| Annual Budget Expenditures | \$428,845,431 | \$2,527,796,794 | \$5,202,805,072 |
| Retail Goods | \$133,868,120 | \$789,408,894 | \$1,628,642,648 |

Travel Distance from Site



PROPERTY & MARKET OVERVIEW

Arlington Plaza Shopping Center is a neighborhood shopping center located in the South York market along S. Queen St./PA Route 74. The center consists of two (2) retail strip buildings, and three (3) free-standing buildings; Dallastown Family Restaurant, Small Steps Early Learning Center, and Quality Digital Office Technology.

Arlington Plaza is positioned with frontage along South Queen Street/PA Route 74, one of the market's primary retail corridors and a high-traffic volume North-South thoroughfares in the York market.

The center also benefits from the surrounding retail, medical and office buildings that draw from the immediate area and surrounding markets as well. Nearby national tenants such as Starbucks, Royal Farms, KFC, and Dunkin', along with local tenants like the Dallastown Family Restaurant add to the centers desirability.

PROPERTY DETAILS

- GLA Size:.....23,650 SF
- Lease Rate:.....Negotiable
- Lease Terms:.....Min. 3 years
- Zoning:.....CS - Commercial Shopping
- Parking:.....On-Site, Shared
- Year Built:.....2002
- Construction:.....Masonry
- Heating:.....Gas
- Cooling:.....Central Air
- Water/Sewer:.....Public

TRAFFIC COUNTS

- S. Queen St./Route 74:20,152 VPD

SPACES AVAILABLE (within 30-60 days)

- Suite 1:.....1,000 SF

JOIN THESE TENANTS



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ESTABLISHED REGIONAL AREA MAP



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AERIAL DRONE PHOTOS



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