

## FOR LEASE

Join this retail center with one (1) 0.78 acre pad-site remaining, which offers an opportunity for a 1,200 to 4,800 SF building.



**Chris E. Seitz**  
Cell: 717.887.3820  
chris@truecommercial.com

**Marisa Benjamin**  
Cell: 717.615.1665  
marisa@truecommercial.com

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

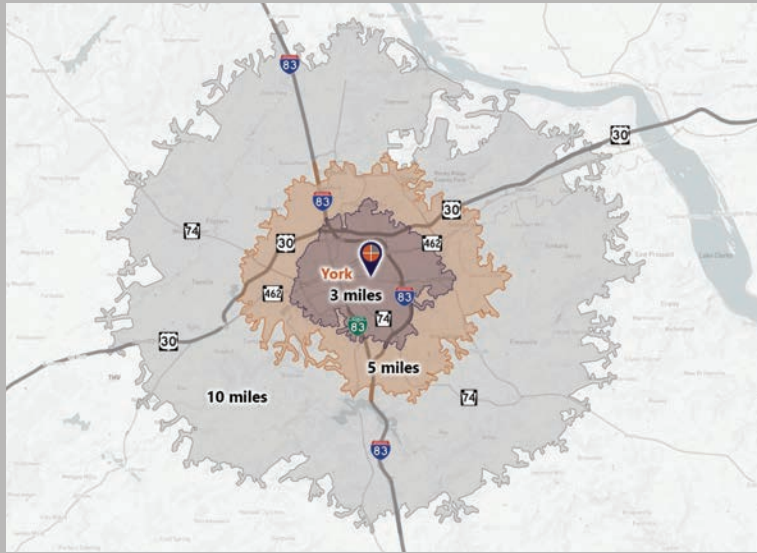


# MOUNT ROSE AVE. PLAZA

## DEMOGRAPHICS

Variable	Mount Rose Plaza York, PA		
	3 miles	5 miles	10 miles
Total Population	75,155	127,202	255,510
Population Density (Pop per Sq. Mile)	4,285.4	2,585.1	1,232.1
Total Daytime Population	89,126	156,397	257,169
Total Households	28,930	50,193	99,775
Per Capita Income	\$29,030	\$33,639	\$37,590
Average Household Income	\$73,963	\$84,676	\$95,592
Average Disposable Income	\$58,011	\$65,645	\$73,640
Aggregate Disposable Income	\$1,678,270,079	\$3,294,936,166	\$7,347,388,994
Total (SIC01-99) Businesses	3,155	5,457	8,143
Total (SIC01-99) Employees	46,306	86,943	122,312
Total (SIC01-99) Sales	\$5,742,114,172	\$11,923,511,954	\$19,245,487,774
Annual Budget Expenditures	\$1,870,164,945	\$3,691,243,299	\$8,247,305,375
Retail Goods	\$579,956,886	\$1,149,917,395	\$2,596,901,337

## Travel Distance from Site



## PROPERTY & MARKET OVERVIEW

Mount Rose Ave. Plaza, a neighborhood shopping center that is strategically located along Mt. Rose Ave. with numerous access points and outstanding visibility. The centers' location provides easy access to Maryland and Northern Pennsylvania, via Interstate-83, while also being minutes from US Route 30. The area is surrounded by dense residential, retail, and industrial, bringing constant traffic to the shopping center.

Mount Rose Ave. Plaza is anchored by Save-A-Lot grocery and Family Dollar. The center includes other national tenants such as Advance Auto Parts, Rent-A-Center, Dunkin', and Pizza Hut. Join this great tenant mix with one (1) 0.78 acre pad-site remaining, which offers an opportunity for a 1,200 SF up to 4,800 SF building. Currently zoned for a variety of uses that include but are not limited to: retail, service-oriented, medical, and office tenants.



## PROPERTY DETAILS

- GLA: .....58,244 SF
- Lease Rate: .....Negotiable
- Lease Terms: .....Negotiable
- Zoning: .....Commercial
- Land/Lot Size: ..... 14 acres
- Parking: ..... Paved Lot, Shared, 289 spaces
- Year Built: ..... 1980

## SPACE AVAILABLE

- Pad Site .....0.78 acres  
*1,200 SF up to 4,800 SF building opportunity*

## TRAFFIC COUNTS

- Mt. Rose Ave/Route 124: ..... 7,256 VPD
- Interstate-83: .....54,017 VPD

For More Information Call: 717.850.TRUE (8783) | [www.TRUECommercial.com](http://www.TRUECommercial.com)

# MOUNT ROSE AVE. PLAZA | SITE PLAN

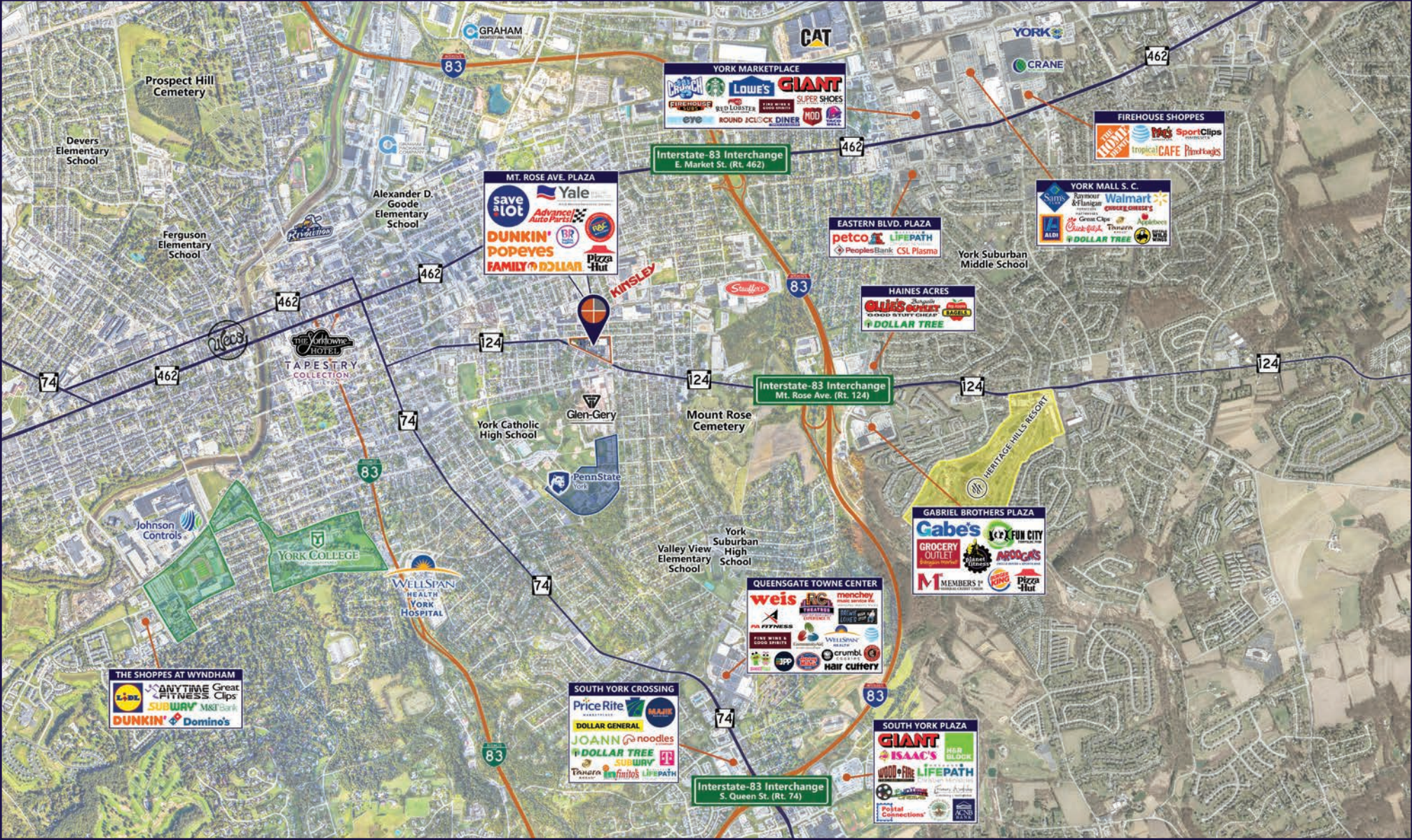


## TENANTS & AVAILABILITIES

Suite	Tenant	Sq. Ft.
A	AVAILABLE PAD SITE	-----
B	Dunkin' / Baskin Robbins	3,197 SF
C	Pizza Hut	1,400 SF
D	Family Dollar	7,000 SF
E	Advance Auto Parts	12,629 SF
F	Rent-A-Center	3,582 SF
G	Save-A-Lot	15,422 SF
H	Yale Electrical Supply	12,206 SF
I	Popeyes	2,808 SF

For More Information Call: 717.850.TRUE (8783) | [www.TRUECommercial.com](http://www.TRUECommercial.com)

# ESTABLISHED REGIONAL AREA MAP



For More Information Call: 717.850.TRUE (8783) | [www.TRUECommercial.com](http://www.TRUECommercial.com)

The information has been secured from sources we believe to be reliable. TRUE Commercial Real Estate LLC makes no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.



# PAD SITE AVAILABLE | PROPOSED PLAN



For More Information Call: 717.850.TRUE (8783) | [www.TRUECommercial.com](http://www.TRUECommercial.com)

The information has been secured from sources we believe to be reliable. TRUE Commercial Real Estate LLC makes no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

# AERIAL DRONE & BUILDING PHOTOS



For More Information Call: 717.850.TRUE (8783) | [www.TRUECommercial.com](http://www.TRUECommercial.com)

The information has been secured from sources we believe to be reliable. TRUE Commercial Real Estate LLC makes no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

# AERIAL DRONE & BUILDING PHOTOS



For More Information Call: 717.850.TRUE (8783) | [www.TRUECommercial.com](http://www.TRUECommercial.com)

The information has been secured from sources we believe to be reliable. TRUE Commercial Real Estate LLC makes no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.