

FOR LEASE

Heritage Plaza Retail Space

2813 E Prospect Rd | York, PA 17402

Available SF: 1,125 – 5,925

Zoning: Mixed-Use

Springettsbury Township

York County

\$16 - \$18/SF NNN

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PROPERTY HIGHLIGHTS

- ✓ 18,000 SF strip center across from Heritage Hills Golf Resort
- ✓ Located on the well-traveled East Prospect Road/ Mt. Rose Avenue, just west of the Cape Horn Road intersection
- ✓ New exterior façade, parking lot, and exterior lighting
- ✓ Join York Nails, Kearse Insurance Agency, the SteakOut, Ripleigh's Creamery and Option Care Health
- ✓ Ample parking and high visibility
- ✓ Multiple nearby housing developments and apartments with strong demographics
- ✓ Suites 10 & 11 can be combined for a total of 3,300 SF



2023 DEMOGR*	1 MILE	3 MILE	5 MILE
Population	9,944	64,090	149,157
Households	4,109	25,086	58,277
Avg. HH Income	\$106,361	\$94,955	\$89,217
Total Employees	3,115	37,536	79,745

*ESRI 2023

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PROPERTY INFORMATION

Acreage	2.46
Number of Stories	1
Year Built	1980
Roof Construction	Rubber
Heat Type & Fuel	Forced-Air
Air Conditioning	Central Air Conditioning
Floor Construction	Tile/Carpet over concrete
Ceiling Height	11'
Sprinkler System	No
Daily Traffic Count	27,054 AADT on E. Prospect
Parking	102 On-site
Road Frontage/Access	304' along E Prospect Rd
Signage	Monument pylon

GENERAL INFORMATION

Parcel ID	67-46-000-IJ-0018-A0-00000
Availability	Immediately
Sewer	Public
Water	Public
Gas	Columbia Gas
Electric	Met-Ed

LOCATION DESCRIPTION

Located on the well-traveled East Prospect Road/ Mt. Rose Avenue, just west of the Cape Horn Road intersection

NOTES

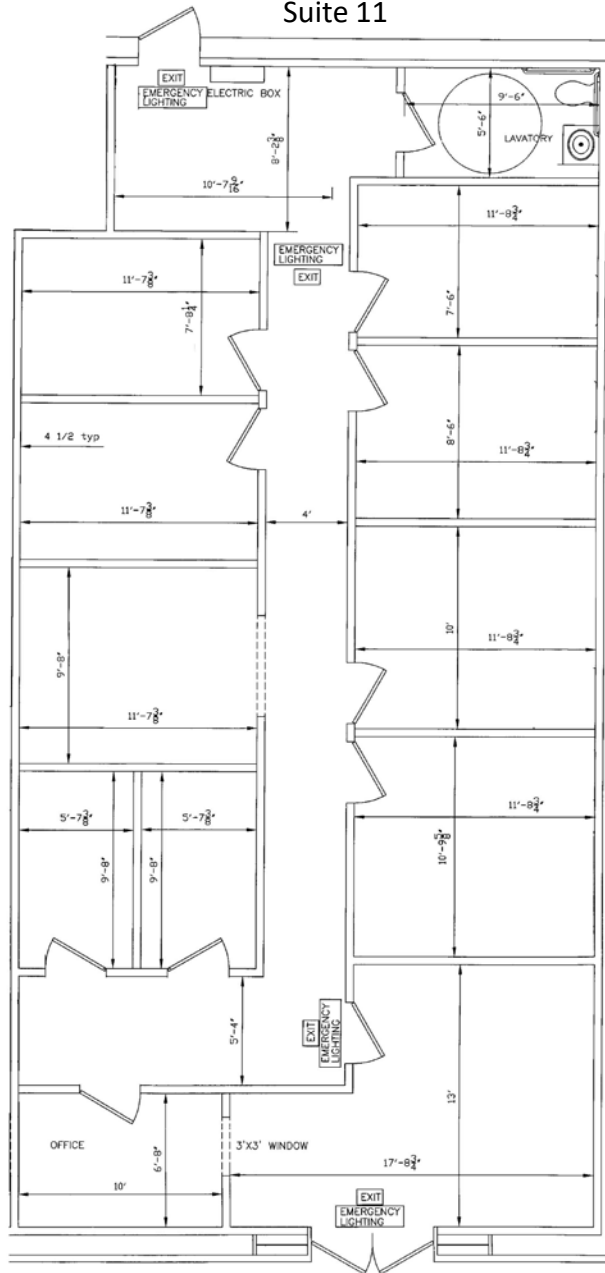
An 18,000 SF strip center across from Heritage Hills Golf Resort in Springettsbury Township. Located on the well-traveled East Prospect Road/ Mt. Rose Avenue, just west of the Cape Horn Road intersection. The center has recently undergone major renovations to the façade and a parking lot redesign.

Occupied by a mix of local retail & office tenants with ample parking and high visibility, along with multiple area housing developments nearby, it is a perfect location for office, retail, food or medical users.

EXPENSE RESPONSIBILITY

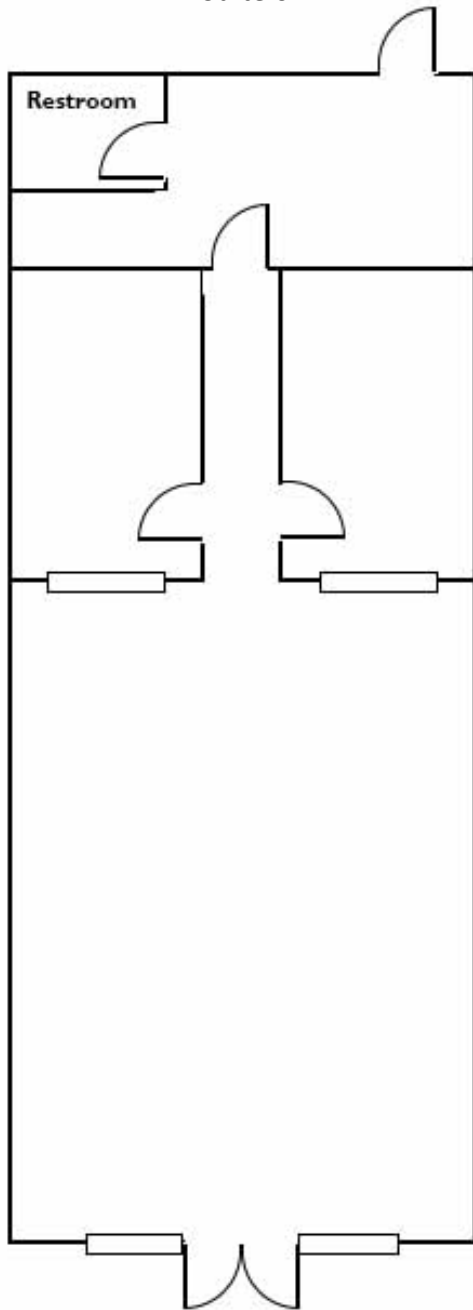
Operating Exp. (OE)	\$5.63/SF
Electric	Tenant
Gas	Tenant
Water	Tenant-OE
Sewer	Tenant-OE
Refuse	Tenant-OE
Janitorial	Tenant
HVAC Maint.	Tenant-Invoiced from LL
Repairs Int.	Tenant
Repairs Ext.	Tenant-OE
Roof/Structure	Landlord
Lawn/Snow	Tenant-OE
Parking Maint.	Tenant-OE
Contents/Liability Ins.	Tenant
Fire Ins.	Tenant-OE
RE Taxes	Tenant-OE

Suite 11

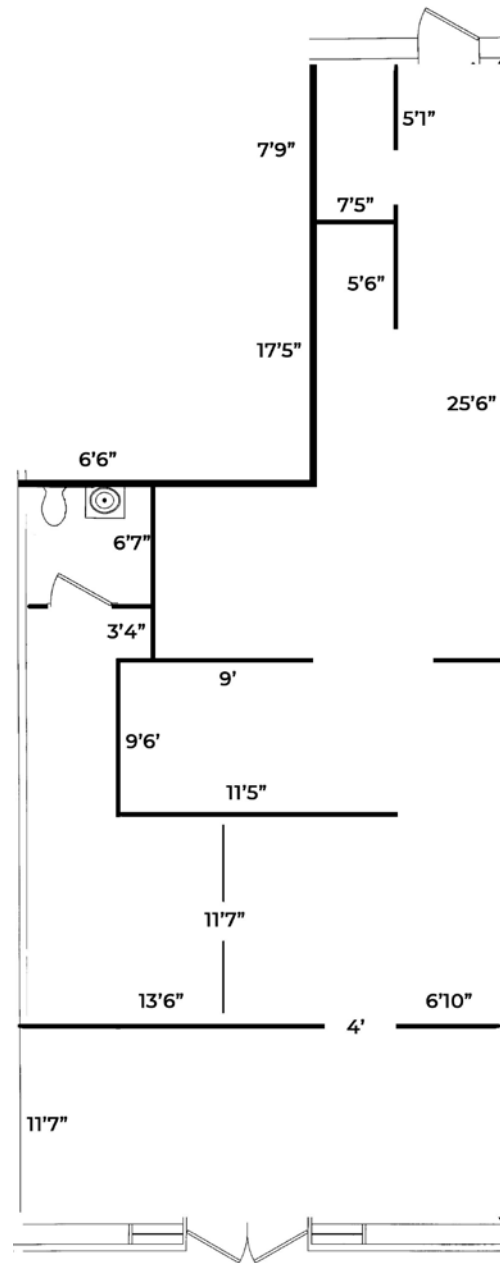


Floor Plans – Suites 11 & 10

Suite 6



Suite 2



Floor Plans – Suites 6 & 2



Views

221 W Philadelphia St | Ste 19
York, PA 17401

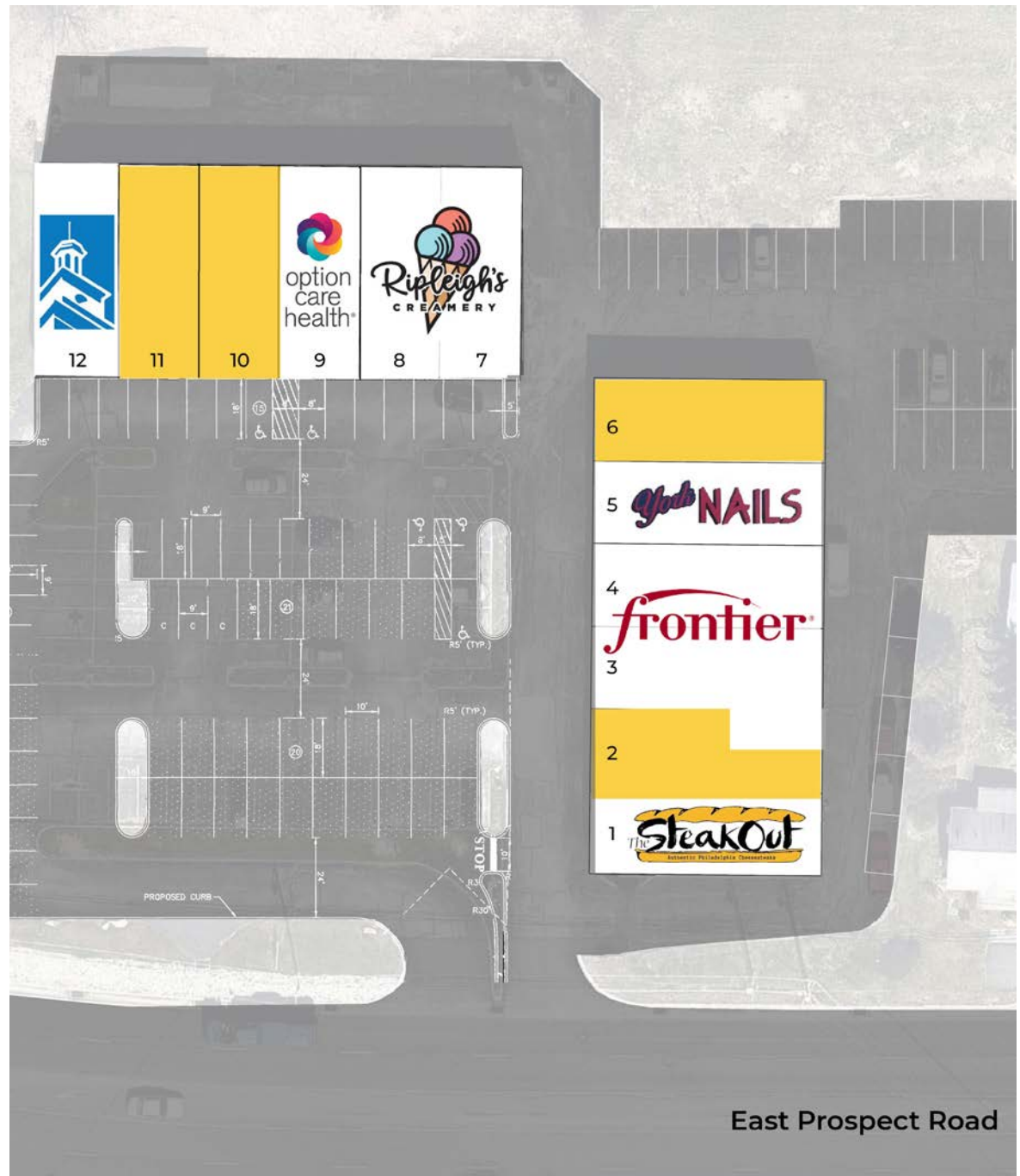
313 W Liberty St | Ste 117
Lancaster, PA 17603

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HERITAGE PLAZA

Suite 1	The Steak Out
Suite 2	AVAILABLE - 1,125 SF
Suites 3 & 4	Frontier
Suite 5	York Nails
Suite 6	AVAILABLE - 1,500 SF
Suites 7 & 8	Ripleigh's Creamery
Suite 9	Option Care Health (Opening soon)
Suite 10	AVAILABLE - 1,500 SF
Suite 11	AVAILABLE - 1,800 SF
Suite 12	Kearse Insurance Agency



East Prospect Road

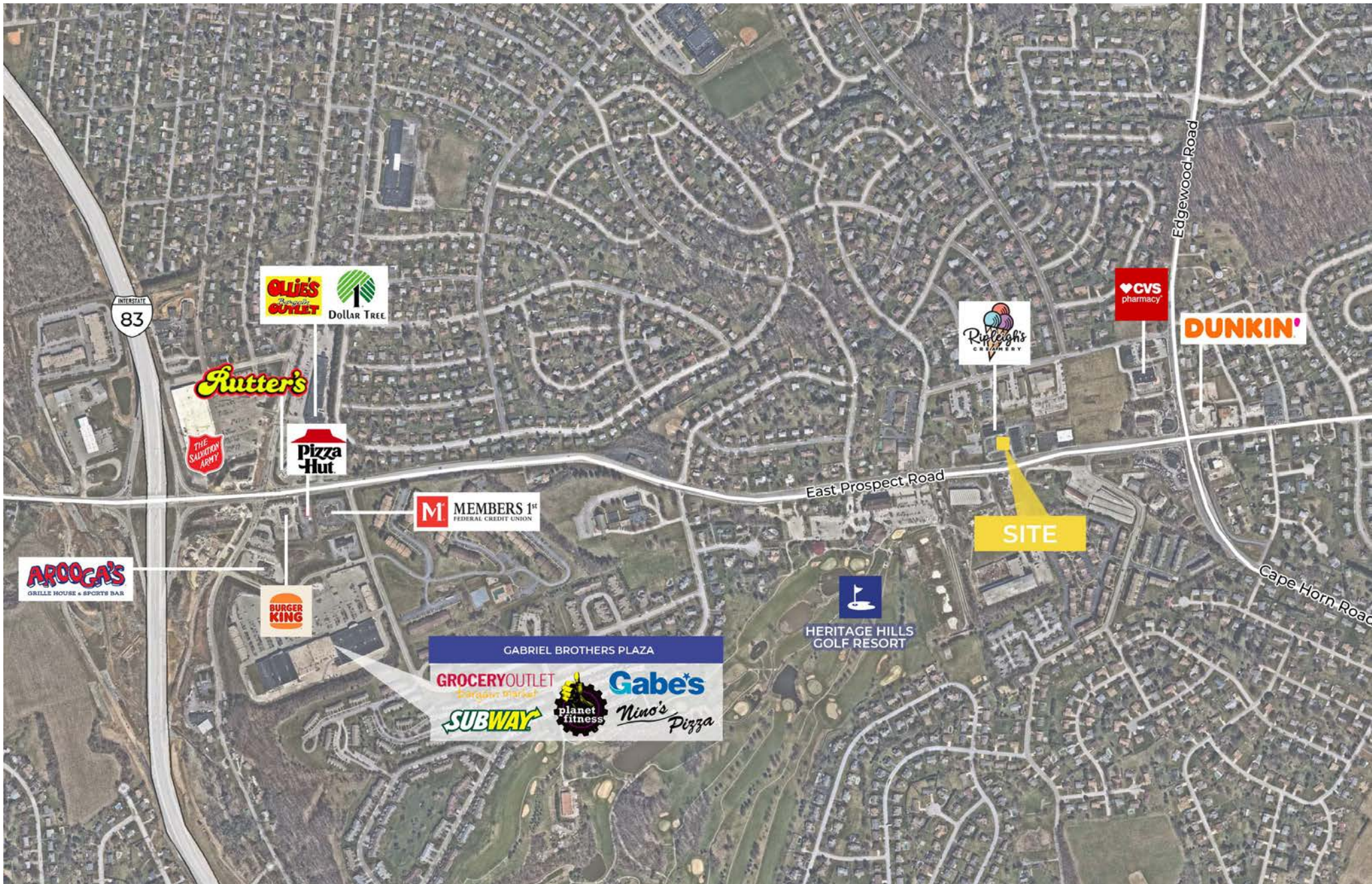
Tenant Roster – Availabilities

221 W Philadelphia St | Ste 19
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Aerial View | 2813 E Prospect Rd, York, PA

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