

## 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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S. Queen St.



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

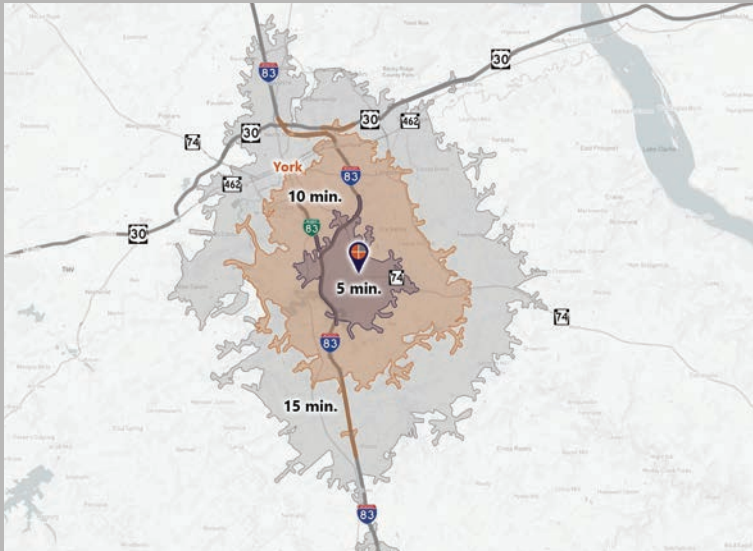
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# ARLINGTON PLAZA SHOPPING CENTER

## 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.

There are two (2) suites for lease, available as separate units or combined as one.

## 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

## SPACES AVAILABLE (within 30-60 days)

- Suite 1:..... 1,000 SF
- Suite 2:..... 1,000 SF

## TRAFFIC COUNTS

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

## JOIN THESE TENANTS

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# SITE PLAN | ARLINGTON PLAZA



SUITE	TENANTS & AVAILABILITIES	SQ. FT.
1	AVAILABLE	1,000 SF
2	AVAILABLE	1,000 SF
3	Cigarette Outlet	1,000 SF
4	Diarra Hair Braiding	1,000 SF
5-6	Altland & Associates, LLC	2,000 SF
7	State Farm	1,000 SF
8-10	Adrenaline Dance of York	3,000 SF
11-12	Make Believen' Costumes	2,000 SF
13	Small Steps Early Learning Center	8,550 SF
14	Dallastown Family Restaurant	3,100 SF
---	Quality Digital Office Technology	Condo

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# ESTABLISHED REGIONAL AREA MAP



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# AERIAL DRONE PHOTOS



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