The Crossroads

351 Loucks Road | York, PA

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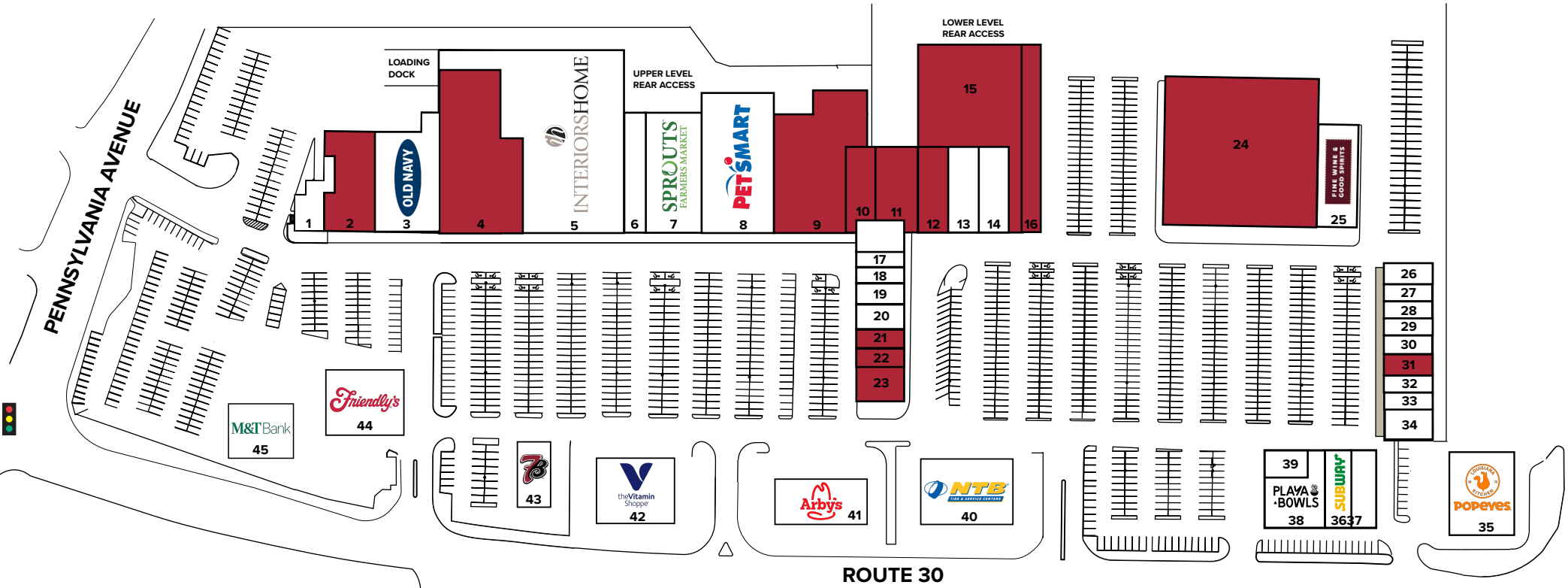
HIGHLIGHTS

- The Crossroads is a **high-profile big box shopping center** along Route 30 in York, PA, one of the market's most heavily traveled corridors.
- The property offers **five points of access along Route 30**, which carries **67,000 VPD**, with direct connectivity to I-83 and regional traffic to Lancaster, Harrisburg, and Baltimore.
- Join Established **National Retail Tenancy**

CURRENT AVAILABILITY	SQUARE FOOTAGE	FRONTAGE	TYPE OF SPACE
SUITE 2	9,870	74' 6"	INLINE
SUITE 4	18,498	96'	ANCHOR
SUITE 9	22,802	108'	INLINE
SUITE 24	45,000	215'	ANCHOR

SITE MAP



SPACE	TENANT	AREA (SF)
1	Wonder	3,233
2	Available	9,870
3	Old Navy	12,525
4	Available	18,498
5	Interiors Home	38,192
6	America's Best	4,500
7	Sprouts Farmers Market	21,319
8	Petsmart	20,930
9	Available	22,802
10	Available	2,975
11	Available	5,318

SPACE	TENANT	AREA (SF)
12	Available	7,500
13	Rent-a-Center	4,000
14	Dental Dreams	5,000
15	Available	25,590
16	Available	5,142
17	Management Office	700
18	Metro PCS	1,100
19	Armed Forces	1,462
20	Armed Forces	3,512
21	Available	1,064
22	Available	2,236

SPACE	TENANT	AREA (SF)
23	Available	1,442
24	Available	45,000
25	Fine Wine & Good Spirits	7,393
26	Dr. Kevin Owens	1,800
27	Domino's Pizza	1,200
28	Saf-Gard Shoes	1,800
29	SS Vape	900
30	Styles By Stiles	900
31	Available	1,800
32	Great Wall	1,200
33	Munchel's Jewelry	1,200

SPACE	TENANT	AREA (SF)
34	Tous le Jours	2,400
35	Popeye's	1,974
36	Glamour Nails	1,000
37	Subway	1,353
38	Playa Bowls	1,612
39	Rita's Water Ice	883
40	National Tire & Battery	8,000
41	Arby's	3,498
42	Vitamin Shoppe	3,050
43	7 Brew Coffee *COMING SOON	720
44	Friendly's	4,062
45	M&T Bank	3,500

TRADE AREA MAP

DEMOGRAPHICS

- Located in a robust employment corridor, The Crossroads captures a **strong daytime population** of 162,307, driving consistent weekday traffic and demand for retail and service uses
- Since 2000, the **York market has grown over 17.5%,** adding 18,789 new homes and reinforcing long-term demand **and areas** continued expansion
- The Crossroads benefits from a 20-minute drive-time population of 346,046 residents with average household incomes exceeding $78,479, supporting **long-term stability and spending power.**

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	87,064	151,140	209,420
HOUSEHOLDS	34,618	60,487	82,548
AVG. HOUSEHOLD INCOME	$61,311	$97,164	$101,934
TOTAL EMPLOYEES	69,058	117,237	160,131

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