



REAL ESTATE

*For Lease – up to 2,000 sf*

*South York Plaza*

**205-275 Pauline Drive, York, PA 17402**

**JOE ANTHONY, ESQ.**

Co-Founder & CEO

C: 814-242-7969

**STEVE ZAMIAS JR.**

Co-Founder & CFO

C: 814-525-2057



## SOUTH YORK PLAZA

**ADDRESS:**

205-275 Pauline Drive  
York, PA 17402

**SPACE AVAILABLE:**

**Up to 2,000 sf**

**HIGHLIGHTS:**

**Notable Tenants:** Giant Food, Funtime Cinemas, Isaac's, H&R Block, ACNB Bank

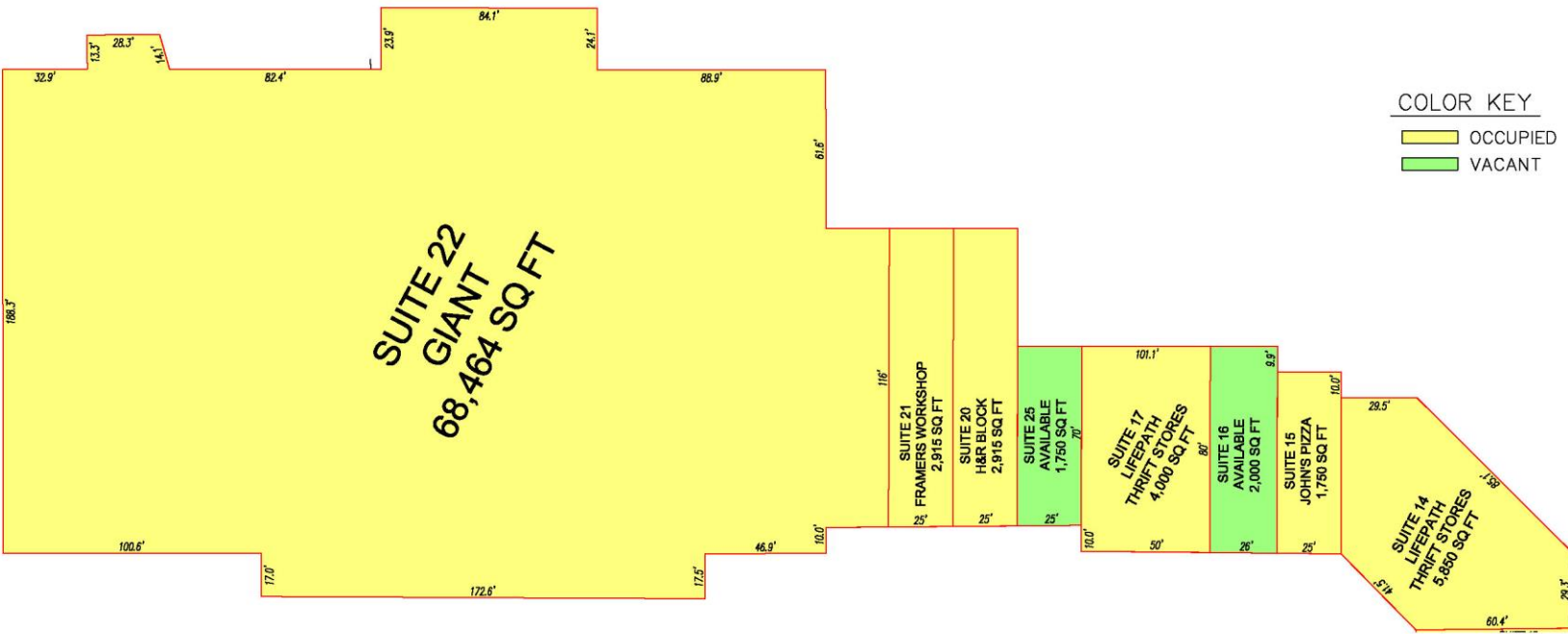
South York Plaza is a 128,658 square-foot Grocery anchored shopping center centrally located in South York, Pennsylvania on Pauline Drive, just off South Queen Street and Interstate 83 and is easily accessible with multiple points of ingress and egress. The property sits on 18.19 Acres in York Township.

The property is also conveniently located amongst the nearby retail, office, and residential population in the market.

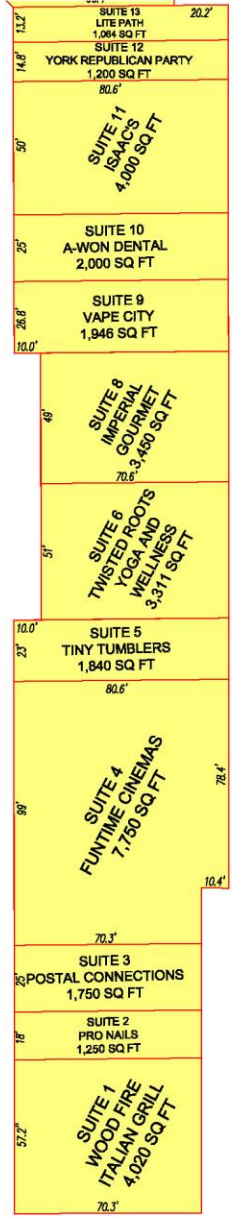
The property is ideally located right off the South Queen Street (Route 74) corridor, which is the main North – South thoroughfare in the York market. The property also benefits from strong demographics, with a population of 267,521 people within a 10-mile radius with an Average Household income of \$83,064.







**COLOR KEY**  
 [Yellow Box] OCCUPIED  
 [Green Box] VACANT



**DEVELOPMENT DATA**

ANCHOR STORES  
 GIANT WITH FUEL ISLAND STORE #22 ----- 71,379 S.F.  
 TOTAL ANCHOR STORES ----- 71,379 S.F.  
 SMALL SHOP LEASABLE AREA ----- 57,279 S.F.  
 OVERALL LEASABLE AREA ----- 128,658 S.F.  
 TOTAL PARKING SPACES PROVIDED ----- 641 CARS  
 LAND AREA ----- 15.554 ACRES

**NOTE:**  
 THIS SITE PLAN SHOWS ONLY THE APPROXIMATE LOCATION OF THE DEMISED PREMISES IN THE PROJECT. LESSOR RESERVES THE RIGHT TO CHANGE THE TENANTS NAMES & LOCATIONS OF OTHER TENANTS, PROVIDED THE PARKING AREA IS NOT SUBSTANTIALLY REDUCED. LESSOR ALSO RESERVES THE RIGHT TO CHANGE PARKING ARRANGEMENTS, ENTRANCES, EXITS, SERVICE AREAS, ETC. LESSOR MAKES NO REPRESENTATION THAT THE PREMISES WILL BE OCCUPIED AS SHOWN, BUT ONLY INTENDS TO SHOW WHAT MAY BE DEVELOPED IN THE PROJECT. ANY COVENANTS WITH REFERENCE TO WHAT OTHER TENANTS MAY OCCUPY SPACE IN THE PROJECT MUST APPEAR IN THE WRITTEN BODY OF THE LEASE.



**LEASE PLAN  
 SOUTH YORK PLAZA**

**227 PAULINE DRIVE  
 YORK, PA 17403  
 YORK COUNTY**

**WASHCO MANAGEMENT, INC**

MANAGED BY  
**A2Z** REAL ESTATE  
 231 MARKET STREET  
 JOHNSTOWN, PA 15901  
 (814) 254-4004  
 a2zreinc.com  
 info@a2zreinc.com

<b>REVISIONS</b>	<b>DATE: 06/15/2021</b>
10/13/21 JCS 02.01.23 DT	<b>LP-1</b>



**COLOR KEY**  
 OCCUPIED  
 VACANT

**DEVELOPMENT DATA**

<b>ANCHOR STORES</b>	
GIANT WITH FUEL ISLAND STORE #22	71,379 S.F.
<b>TOTAL ANCHOR STORES</b>	<b>71,379 S.F.</b>
<b>SMALL SHOP LEASABLE AREA</b>	<b>57,279 S.F.</b>
<b>OVERALL LEASABLE AREA</b>	<b>128,658 S.F.</b>
<b>TOTAL PARKING SPACES PROVIDED</b>	<b>641 CARS</b>
<b>LAND AREA</b>	<b>15.554 ACRES</b>

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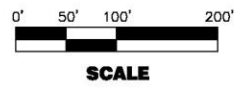
**PLOT PLAN**  
**SOUTH YORK PLAZA**

**227 PAULINE DRIVE**  
**YORK, PA 17403**  
**YORK COUNTY**

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# PROPERTY OVERVIEW PHOTO





# RETAIL MARKET AERIAL



**WELLSPAN**  
York Hospital  
York Hospital  
580 Beds



York Jewish Community Center

**Queensgate Town Center**

weis, FINE WINE & GOOD SPIRITS, CommunityAid, Habitat for Humanity, WELLSPAN, petvalu, AT&T, hair cuttery, GNC, KUMON



**SP**  
**South York Plaza**  
GIANT, ISAAC'S, FunTime CINEMAS, ACNB BANK

**DJ Plaza**

Little Caesars, Sylvan, MATTRESS Warehouse, SHEETZ, CVS/pharmacy



**Queen Street Center**

noodles, Panera, Great Clips, T-Mobile

**South York Crossing**

PriceRite, DOLLAR GENERAL, MAJIK, Tuesday Morning, DOLLAR TREE, JOANN fabric and craft stores



**Shoppes at Pauline**

IHOP RESTAURANT, MOD, JJ Panda





# DEMOGRAPHICS

205 Pauline Dr York, PA 17402		1 mi radius	3 mi radius	5 mi radius	10 mi radius
POPULATION	2020 Estimated Population	4,908	66,658	147,910	267,521
	2025 Projected Population	4,913	68,515	152,095	271,920
	2010 Census Population	4,687	65,802	145,738	260,419
	2000 Census Population	3,804	60,829	129,599	224,653
	Projected Annual Growth 2020 to 2025	-	0.6%	0.6%	0.3%
	Historical Annual Growth 2000 to 2020	1.5%	0.5%	0.7%	1.0%
	2020 Median Age	47.4	40.2	38.4	39.6
HOUSEHOLDS	2020 Estimated Households	2,374	26,789	58,288	106,145
	2025 Projected Households	2,438	28,004	61,011	109,841
	2010 Census Households	2,206	25,750	56,002	100,818
	2000 Census Households	1,725	24,050	51,379	88,493
	Projected Annual Growth 2020 to 2025	0.5%	0.9%	0.9%	0.7%
Historical Annual Growth 2000 to 2020	1.9%	0.6%	0.7%	1.0%	
RACE AND ETHNICITY	2020 Estimated White	86.4%	74.9%	73.6%	80.6%
	2020 Estimated Black or African American	6.1%	13.5%	14.1%	10.3%
	2020 Estimated Asian or Pacific Islander	3.9%	2.4%	2.1%	1.9%
	2020 Estimated American Indian or Native Alaskan	0.2%	0.3%	0.4%	0.3%
	2020 Estimated Other Races	3.5%	8.8%	9.8%	6.9%
	2020 Estimated Hispanic	5.2%	13.8%	14.4%	9.9%
INCOME	2020 Estimated Average Household Income	\$97,162	\$81,425	\$76,443	\$83,064
	2020 Estimated Median Household Income	\$64,637	\$66,021	\$64,143	\$70,038
	2020 Estimated Per Capita Income	\$47,171	\$32,992	\$30,690	\$33,288
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	3.8%	3.8%	4.3%	3.6%
	2020 Estimated Some High School (Grade Level 9 to 11)	5.0%	6.5%	7.3%	6.8%
	2020 Estimated High School Graduate	29.6%	35.0%	38.0%	39.3%
	2020 Estimated Some College	16.5%	15.8%	15.5%	15.6%
	2020 Estimated Associates Degree Only	9.1%	9.9%	9.9%	9.8%
	2020 Estimated Bachelors Degree Only	22.0%	18.1%	15.6%	15.6%
	2020 Estimated Graduate Degree	14.0%	10.8%	9.4%	9.3%
BUSINESS	2020 Estimated Total Businesses	323	2,311	5,536	8,393
	2020 Estimated Total Employees	3,528	26,582	71,797	108,136
	2020 Estimated Employee Population per Business	10.9	11.5	13.0	12.9
	2020 Estimated Residential Population per Business	15.2	28.8	26.7	31.9











**A2Z**  
REAL ESTATE

## CONTACT

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