

FOR LEASE

Heritage Plaza Retail Space

2813 E Prospect Rd | York, PA 17402

Available SF: 1,125, 1,500, 1,800 & 3,275

Zoning: Mixed-Use

Springettsbury Township

York County

\$16 - \$18.00/SF NNN

ROCK
COMMERCIAL REAL ESTATE



FOR LEASE

Heritage Plaza Retail Space

2813 E Prospect Rd | York, PA 17402

Available SF: 1,125, 1,500, 1,800 & 3,275

Zoning: Mixed-Use

Springettsbury Township

York County

\$16 - \$18.00/SF NNN



PROPERTY HIGHLIGHTS

- ✓ 18,000 SF strip center across from Heritage Hills Golf Resort
- ✓ Located on the well-traveled East Prospect Avenue/ Mt. Rose Road, just west of the Cape Horn Road intersection
- ✓ New exterior façade, parking lot, and exterior lighting
- ✓ Join York Nails, JM Williams Insurance Agency, the SteakOut and Ripleigh's Creamery
- ✓ Ample parking and high visibility
- ✓ Multiple nearby housing developments and apartments with strong demographics
- ✓ Suites 9, 10 & 11 can be combined for a total of 5,075 SF



2022 DEMOGR*	1 MILE	3 MILE	5 MILE
Population	9,426	64,052	148,514
Households	3,809	24,831	57,336
Avg. HH Income	\$104,639	\$93,433	\$87,064
Total Employees	1,970	36,687	78,196

*ESRI 2022

CONTACT

Greg Finkelstein, CPA, CCIM

717.854.5357 ext 121

gfinkelstein@ROCKrealestate.net

Ben Bode, CCIM

717.854.5357 ext 125

bbode@ROCKrealestate.net

© ROCK Commercial Real Estate, LLC. This information has been obtained from sources believed to be reliable. We have not verified it and make no guarantee, warranty, or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of this property. You and your advisors should conduct a careful, independent investigation of the property to determine the suitability of the property for your needs. All other marks displayed on this document are the property of their respective owners. Licensed in Pennsylvania and Maryland.

FOR LEASE

\$16 - \$18.00/SF NNN



Heritage Plaza Retail Space

2813 E Prospect Rd | York, PA 17402

Available SF: 1,125, 1,500, 1,800 & 3,275

Zoning: Mixed-Use

Springettsbury Township

York County

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	Immediate
Sewer	Public
Water	Public
Gas	Columbia Gas
Electric	MetEd

LOCATION DESCRIPTION

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

NOTES

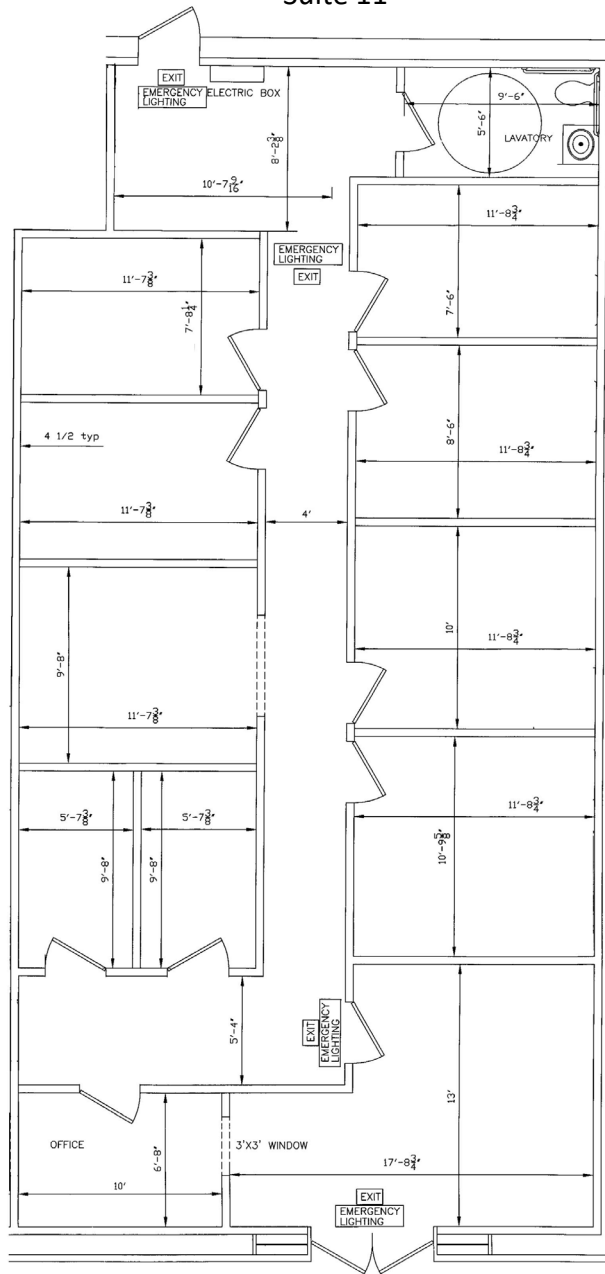
An 18,000 SF strip center across from Heritage Hills Golf Resort in Springettsbury Township. Located on the well-traveled East Prospect Avenue/ Mt. Rose Road, just west of the Cape Horn Road intersection. The center has recently undergone major renovations to the façade and a parking lot redesign.

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.

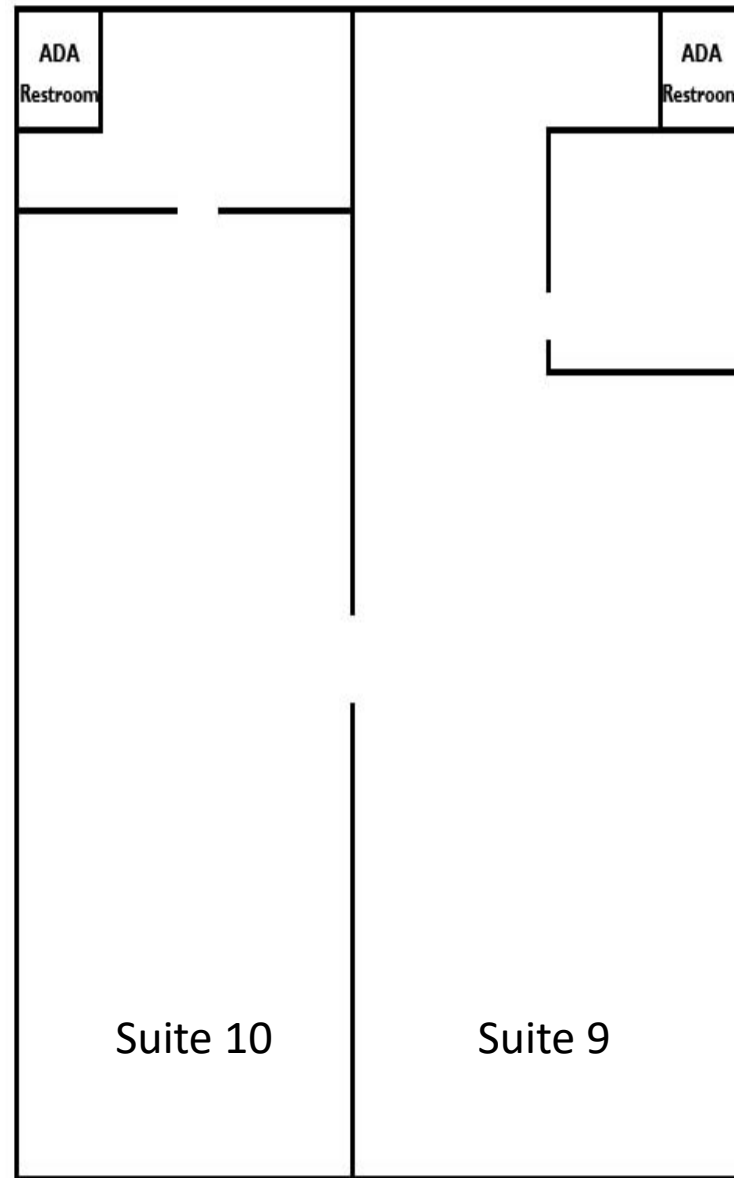
EXPENSE RESPONSIBILITY

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

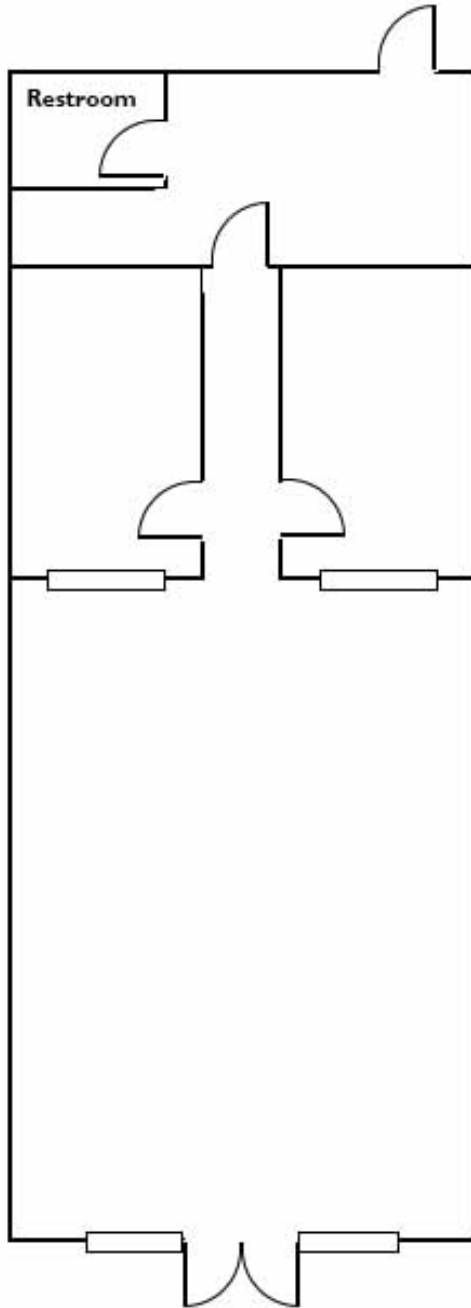


Suites 10 & 9

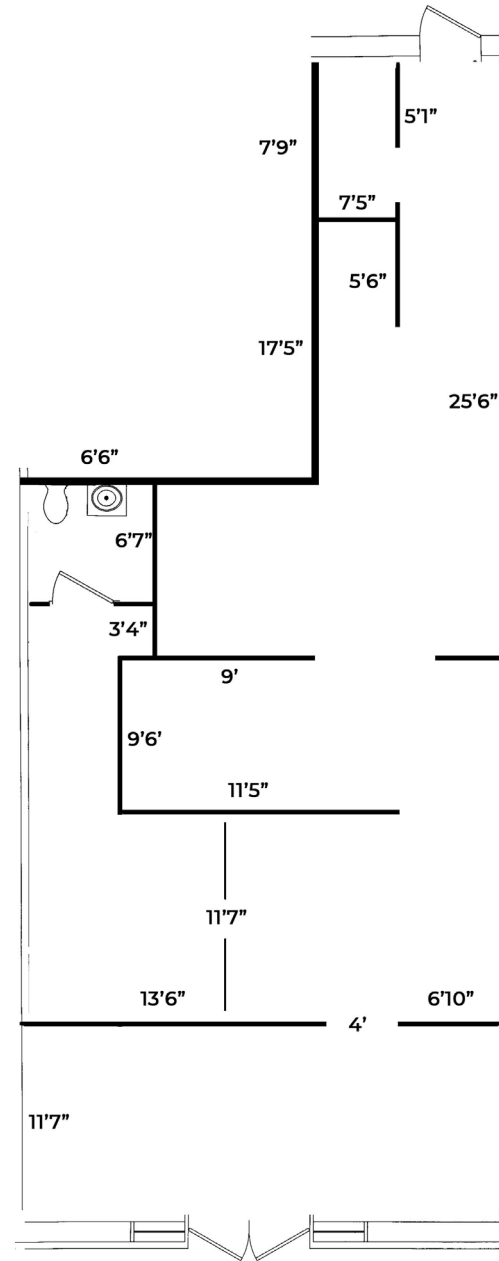


Floor Plans – Suites 11, 10 & 9

Suite 6



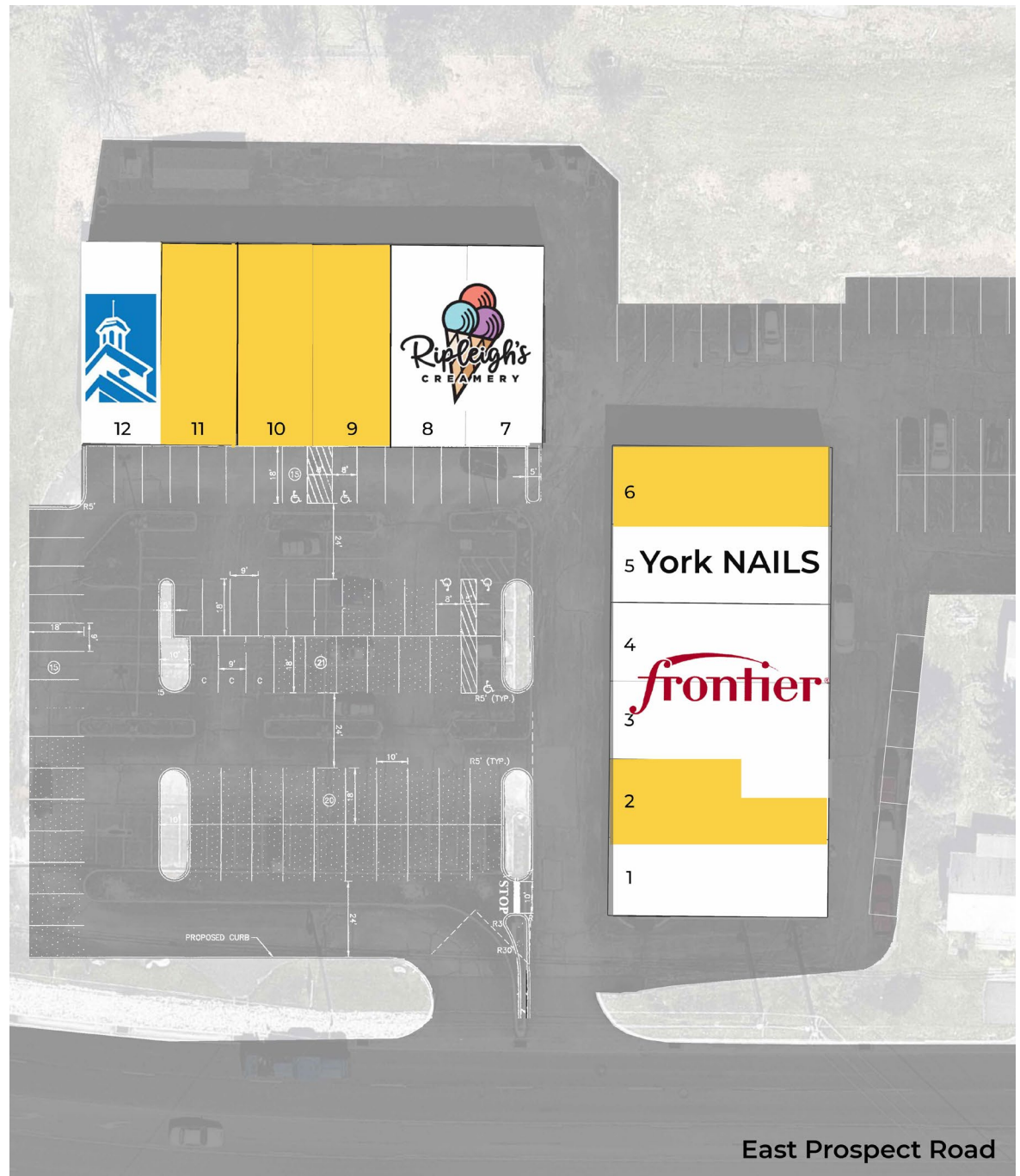
Suite 2



Floor Plans – Suites 6 & 2

HERITAGE PLAZA

Suite 1	The Steak Out
Suite 2	AVAILABLE 1,125 SF (formerly Snips & Tips Salon)
Suites 3 & 4	Frontier
Suite 5	York Nails
Suite 6	AVAILABLE 1,500 SF (formerly Tristate HVAC Equipment)
Suites 7 & 8	Ripleigh's Creamery
Suite 9	AVAILABLE 1,775 SF (formerly Back Alley Axe York)
Suite 10	AVAILABLE 1,500 SF (formerly Back Alley Axe York)
Suite 11	AVAILABLE 1,800 SF
Suite 12	JM Williams Insurance Agency



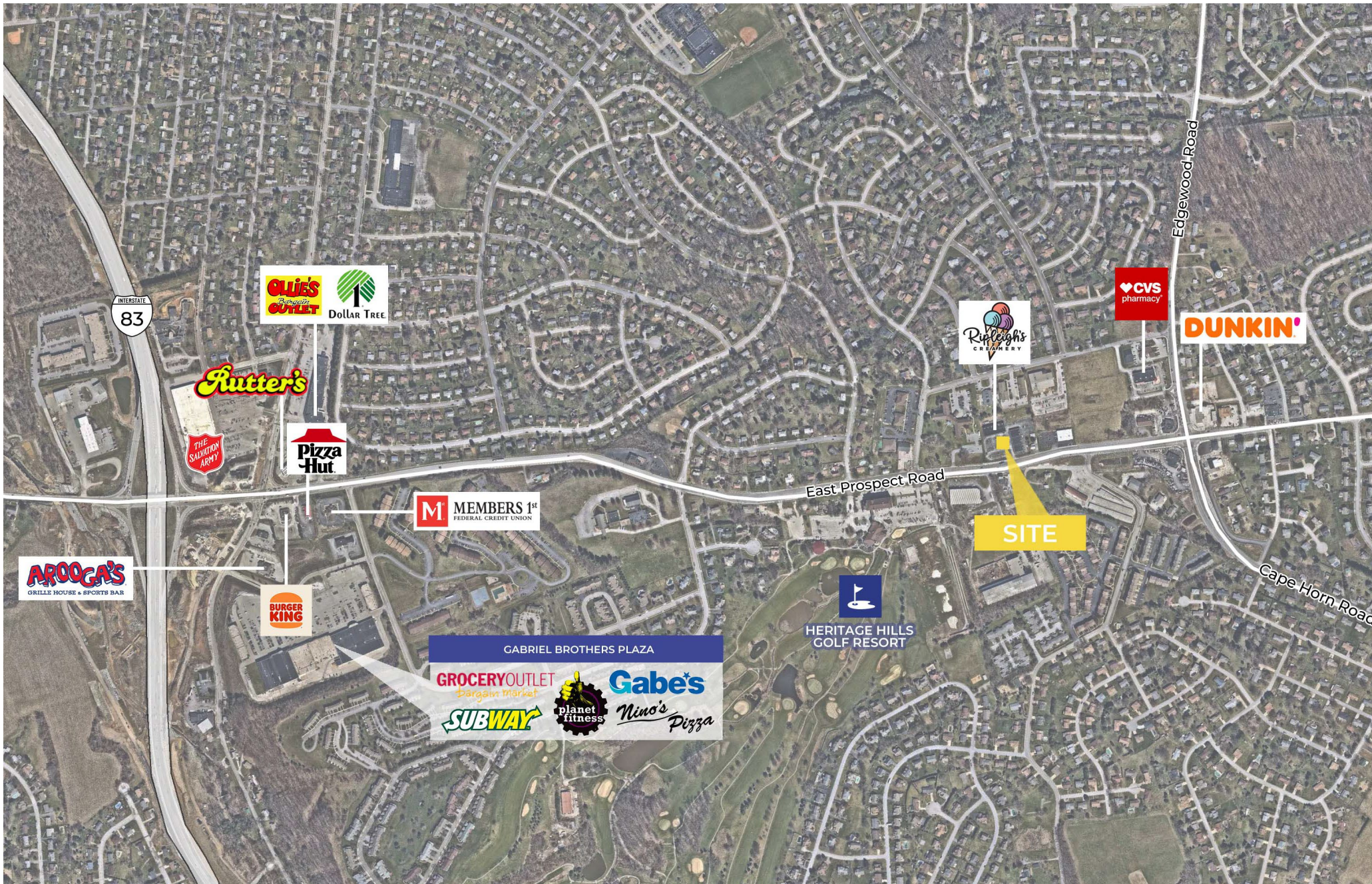
Tenant Roster

221 W Philadelphia St | Ste 19
York, PA 17401

313 W Liberty St | Ste 117
Lancaster, PA 17603

O 717.854.5357 | F 717.854.5367
ROCKrealestate.net





Aerial View | 2811 E Prospect Rd, York, PA

221 W Philadelphia St | Ste 19
York, PA 17401

313 W Liberty St | Ste 117
Lancaster, PA 17603

○ 717.854.5357 | F 717:854.5367
ROCKrealestate.net

