

# FOR SALE - PROPOSED SELF-STORAGE

The Former Bon-Ton Space 131,915 SF on Two Floors with Zoning in Place for Self-Storage

2899 Whiteford Road York, PA 17402

Springettsbury Township | York County | PA



**THIRD PARTY SELF-STORAGE  
MARKET STUDY AVAILABLE  
UPON REQUEST**

## PROPERTY HIGHLIGHTS

- Rezoned to Permit Self Storage.
- 131,915 Gross Leasable Area over two floors.
- 7.5 Acre Lot including at grade access to both levels.
- Fully Approved Zoning now in place to permit Self Storage Redevelopment.
- Demand Driven Self Storage Floor Plan Available
- Undersupplied Market: Current supply of 564,525 Net Rentable Square Feet (NRSF) is nearly 500,000 NRSF under industry norms for this size population.
- Excellent Demographic Profile: 3-Mile Population over 51,000 and a 5-Mile Population of over 133,000
- High Visibility Location Adjacent to Major Retailers, Apartment Communities, and Major Employers.
- Upside Opportunity for Development of Residual Land.
- Located Directly off US Rte. 30 at High-Traffic Exit

## AVAILABLE SPACE



**FOR MORE INFORMATION CALL 717.850.TRUE (8783)**

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# YORK GALLERIA MALL - AERIAL SITE PLAN





# ESTABLISHED RETAIL AND COMMERCIAL AREA





# PROPOSED SELF-STORAGE PLAN - LOWER LEVEL



PROGRESS  
SET  
  
NOT FOR  
CONSTRUCTION

SAArchitects		UNIT COUNT MATRIX			
PROJECT No.	19-092	PROJECT NAME		BONTON STORAGE	
		LOCATION		YORK, PA	
LEVEL	1	2	SUBTOTAL UNIT COUNT/SIZE	SF/UNIT	SF TOTAL
UNIT SIZE					
5x5	50	49	99	25	2,475
5x7-6	0	1	1	38	38
5x10	92	89	181	50	9,050
5x15	19	35	54	75	4,050
7-6x10	30	37	67	75	5,025
10x10	146	136	282	100	28,200
10x12-6	2	3	5	125	625
10x15	80	72	152	150	22,800
10x17-6	2	2	4	175	700
10x20	28	28	56	200	11,200
10x25	9	8	17	250	4,250
10x30	9	8	17	300	5,100
			0	0	0
SUBTOTAL UNIT COUNT/FLOOR	467	468	935		93,513
TOTAL RENTABLE SQUARE FEET					93,513
GROSS BUILDING SQUARE FEET					126,383
PERCENTAGE OF RENTABLE SF					74.0%
AVERAGE UNIT SIZE (SF)					100.0

1 PROPOSED LOWER LEVEL PLAN  
NOT TO SCALE

NOTE:  
DIMENSIONS INDICATED WERE TAKEN AT TYPICAL LOCATIONS THROUGHOUT THE BUILDING. VARIATIONS AND DISCREPANCIES ARE TO BE ANTICIPATED. THE CONTRACTOR SHALL VERIFY ALL CRITICAL DIMENSIONS BEFORE PROCUREMENT OR FABRICATION OF MATERIALS AND EQUIPMENT, AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES NOTED.





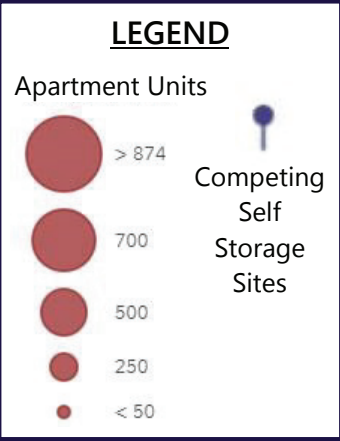
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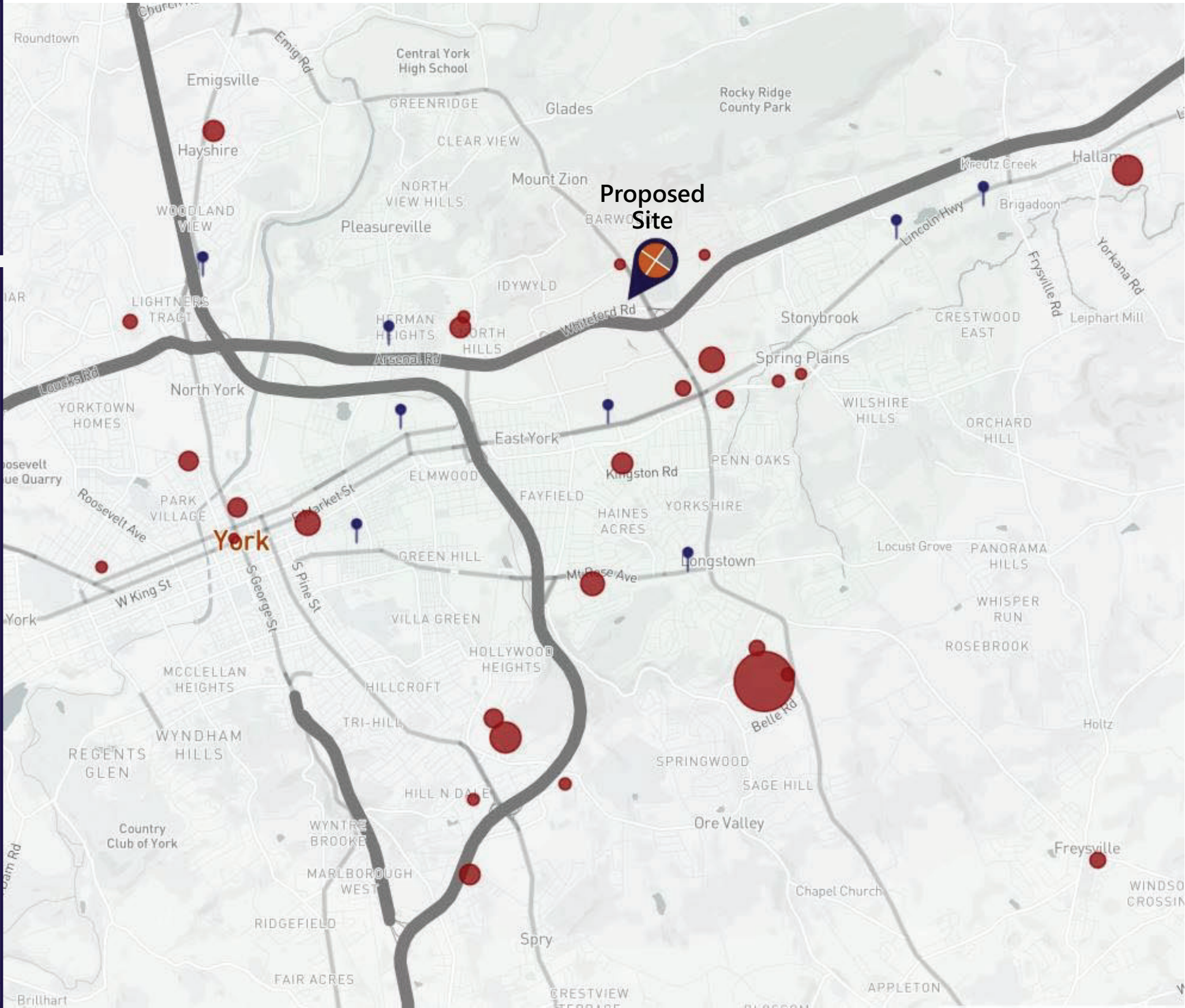


# APARTMENT COMMUNITIES AND COMPETING STORAGE SITES

Competing Storage Sites	Address	City
Proposed Site	2899 Whiteford Rd.	York
Capital Storage	2611 E. Market St.	York
U-Stor-It Self Storage	1331 N. Sherman St.	York
Outhouse Storage	1251 Wallace St.	York
JLM Self Storage	610 Chambers Rd.	York
Shoehouse Mini Storage	21 Shoe House Rd.	York
Stop & Store York	419 Pattison St.	York
1st Class Storage	4464 Lincoln Hwy.	York
Extra Space Storage	2199 Parklyn Dr	York



Apartment Communities	Property Address	City	Number Of Units	Year Built
Apartments at Waterford	200 Governour's Pl	York	874	1988
York Apartments	2000 Maplewood Dr	York	396	1965
Buttonwood Gardens I	301 Friendship Ave	York	378	2006
Springetts Apartments	50 Eisenhower Dr	York	300	1969
Broad Park Manor	27 S Broad St	York	297	1972
Greenspring Apartments	100 Bridlewood Way	York	276	1984
Suburban Park	2685 Carnegie Rd	York	231	1970
Central Park Townhomes	217 Cedar Village Dr	York	231	1972
Camelot Arms Apartments	104 Camelot Arms	York	224	1990
Powder Mill Apartments	42 Oak Ridge Dr	York	224	1977
Parkway Homes	140 Willis Ln	York	203	1952
York Towne House	200 N Duke St	York	200	1979
York Hills	1927 Queenswood Dr	York	198	1968
Village East Apartments	3400 Eastern Blvd	York	170	1970
Lion's Gate Townhomes	101 N Cheviot Way	Red Lion	145	2006
Kings Arms Apts at Waterford	902 Lismore Blvd	York	144	1985
Yorkshire House Apartments	3205 E Market St	York	137	1963
Pine Hill Village	427 Piedmont Cir	York	120	1972
York Commons	2406 Cape Horn Rd	Red Lion	102	2004
Springwood Overlook	2330 Freedom Way	York	84	2004
Stony Brook Gardens	17 Theater Ln	York	84	2007
North Hills Apartments	1800 N Hills Rd	York	80	1965
Park View at Tyler Run	2105 Knob Hill Rd	York	80	1996
Linden Lofts	700 Linden Ave	York	74	2014
Wyndamere Apartments	117 Ambleside Dr	York	68	1996
Wyndham Pointe	2466 Pleasant Valley Rd	York	60	2019
Pleasant Valley Townhomes	3500 Pleasant Valley Rd	York	60	2001
One West	1 W Market St	York	50	2017
Total Units			5,490	







## MALL TENANTS INCLUDE:

- York Galleria is a 765,000 SF two-level regional mall featuring more than 90 specialty shops. It is anchored by Boscov's, Marshalls, H&M, Gold's Gym and proposed Hollywood Casino by Penn National Gaming. It is shadow-anchored by Target, Kohl's, and Michaels.
- Located at the interchange of US-30 and PA-24 with convenient highway accessibility, visibility, and traffic counts exceeding 60,000 cars per day.
- The Galleria is surrounded by a mix of strong daytime employment as well as dense residential population.
- York Galleria is located approximately 3 miles from the US-30 and I-83 interchange, providing access to surrounding markets including Lancaster, Harrisburg, Gettysburg, and Northern Maryland, making it a strong candidate for destination-based uses with a super-regional draw.



## Proposed HOLLYWOOD Casino®

The York Galleria Mall has been selected for a casino. Penn National Gaming, Inc. expects to build a new Hollywood Casino at this location. It is slated to occupy 79,000 SF, the lower level of the former Sears location at the mall.



The Hollywood Casino would initially open with about 500 slot machines and 20 table games, though could eventually house up to 750 slot machines and 40 tables. It is expected to create about 200 permanent jobs.

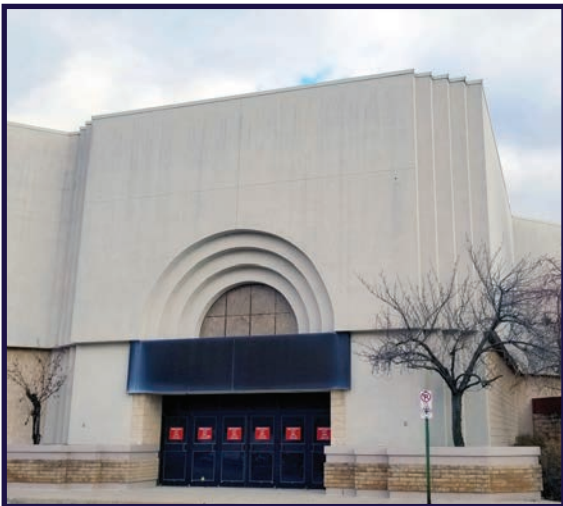
In addition to the gambling parlor, the facility will include a casual restaurant and sports bar, a small entertainment lounge and a grab-and-go eatery.

Below is a rendering of the proposed Hollywood Casino by Penn National Gaming at the York Galleria Mall.



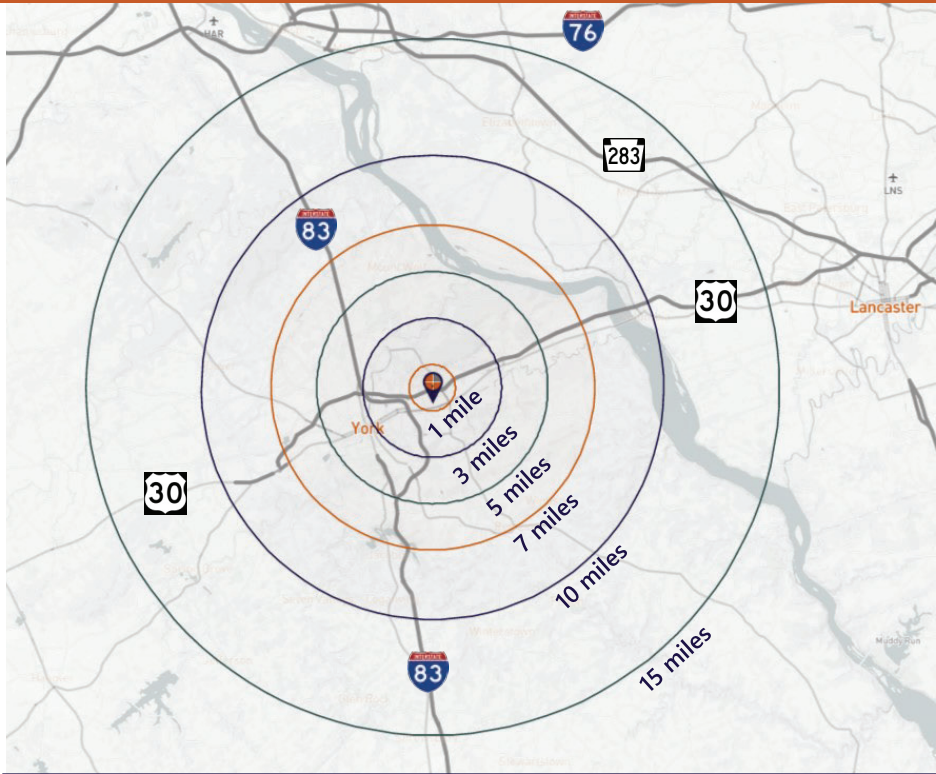


# EXTERIOR & AERIAL DRONE PHOTOS





# DEMOGRAPHIC COMPARISON



York County is strategically located in a strong economic position near Baltimore, Harrisburg, and Philadelphia.

The York Galleria Mall is conveniently located at the Interchange of US Route 30 (Lincoln Hwy) and PA Route 24 (Mt. Zion Rd). It's proximity to Interstate-83 provides convenient regional access North to Harrisburg, and South to Baltimore., while the East / West Route 30 corridor provides quick access to Lancaster, Philadelphia, and other densely populated markets.

Variable	York Galleria Mall 2899 Whiteford Rd. York, PA 17402						York County
	Travel Distance from Site	1 mile	3 miles	5 miles	7 miles	10 miles	
Total Population	4,947	51,708	133,064	198,158	286,866	437,498	453,095
Population Under Age 19	530	11,579	33,831	48,999	70,803	105,596	108,245
Population Age 20-34	1,683	10,237	27,768	38,593	54,570	81,823	81,427
Population Age 35-54	1,412	13,343	33,201	50,402	74,487	114,274	119,275
Population Over Age 55	1,322	16,551	38,264	60,165	87,006	135,805	144,148
Male Population	3,212	25,908	65,142	96,958	140,980	215,200	223,768
Female Population	1,735	25,800	67,922	101,200	145,886	222,298	229,327
Total Households	1,124	19,625	50,228	75,890	110,080	168,541	173,847
Average Household Income	\$77,757	\$76,781	\$72,428	\$77,323	\$77,247	\$78,286	\$81,406
Per Capita Income	\$23,392	\$30,041	\$28,254	\$30,295	\$30,148	\$30,581	\$31,578
Total (SIC01-99) Businesses	520	2,131	5,180	7,000	8,800	12,505	13,272
Total (SIC01-99) Employees	9,831	34,973	93,135	120,322	141,325	190,985	191,976
Retail Sales (SIC52-59)	\$769,356	\$1,379,705	\$2,633,617	\$3,700,286	\$4,326,834	\$6,340,230	\$6,356,227

*Outlined boxes & shaded areas are above 50% of York County totals.*

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