



## *Kingston Square*

RETAIL SUITES AVAILABLE FOR LEASE

2500 EASTERN BOULEVARD, YORK, PA

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FOR LEASE



*Property Overview*

Kingston Square is a 68,433 SF retail shopping center ideally located at 2500 Eastern Boulevard in Springettsbury Twp, York PA. The strategically situated center benefits from high traffic flow from Eastern Boulevard and parallel East Market Street, creating excellent visibility opportunities and access to major roadways, supported by surrounding anchor tenants that drive a large regional customer draw from a 5+ mile trade area.

Co-tenants like Subway, UPS, and BB&T provide a steady flow of customer foot traffic to highly sought after Kingston Square, offering an opportunity to position your business next to established national and local retailers.

*Property Highlights*

- Located along highly visible Eastern Boulevard
- Multiple suites (26) provide opportunities for tenant diversification
- Separately metered heating and cooling
- Ample on-site parking for tenants and visitors

*Join Retail Tenants:*



*Offering Summary*

Suites Available for Lease	4
Suite 1 - 1,500 SF	\$2,250 per Month
Suite 5 - 1,170 SF	\$1,755 per Month
Suite 16 - 1,315 SF	\$1,972 per Month
Suite 26A - 1,893 SF	\$2,840 per Month
Lease Type	NNN
CAM	\$5.20 per SF
Zoning	M-U-Mixed-Use
Municipality	Springettsbury Township
County	York County



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*Property Details*

Number of Buildings	2
Building Size	68,433 SF
Lot Size	7.24 Ac
Building Class	B
Tenancy	Multi
Number of Floors	1
Parking	271 spaces
Year Built   Renovated	1984   2000

*Building Specifications*

Construction	Masonry
Roof Type	Flat
Power	200 Amp
HVAC	Gas Heat   Electric
Sprinklers	Yes
Security	Yes
Signage	Pylon   Building

*Market Details*

Cross Streets	Eastern Blvd & Kingston Rd
Traffic Count at Intersection	10,511 VPD
Municipality	Springettsbury Township
County	York County
Zoning	M-U- Mixed-Use

LANDMARK COMMERCIAL REALTY  
425 N 21<sup>ST</sup> STREET, SUITE 302  
CAMP HILL, PA 17011  
P : 717.731.1990

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*Site Plan*

SPACE	TENANT	SF	LEASE RATE
1	Available	1,500	\$2,250/Mo.
2	Innovations Dance Center	4,152	-
3	New Vision Books & Gifts	3,468	-
4-6	Empire Beauty School	6,012	-
5	Available	1,170	\$1,755/Mo.
7	Jamaican Restaurant	2,760	-
8	Mattress by Marine's	3,386	-
9	Strawberry Blonde Salon	1,497	-
10	Refillism	1,287	-
11	Arthur Murray	3,854	-
12-13	CDI Fitness	3,833	-
14	CDI Fitness	3,750	-
15	Drayer Physical Therapy	2,000	-
16	Available	1,315	\$1,755/Mo.
17-18	Premier Rental	4,108	-
19A	Angkor Nails	1,680	-
19B	Grow More Electronics	1,372	-
20	The UPS Store	1,667	-
21	Kung Fu Tea	1,664	-
22	1 <sup>st</sup> Mariner Bank	1,500	-
23	Ginmiya	3,100	-
24	Subway	2,205	-
25	1 <sup>st</sup> Capital Gaming	1,664	-
26A	Available	1,893	\$2,840/Mo.
26B	Artemis Vintage	3,145	-
PAD	Truist	3,200	-

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*Location*



2500  
EASTERN BLVD.  
YORK, PA

YORK SUBURBAN  
MIDDLE SCHOOL

KINGSTON PARK

PA Commonwealth of Pennsylvania  
VOCATIONAL REHABILITATION  
SERVICES



TRADITIONS  
BANK  
A Division of ACNB Bank

**AutoZone**

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Area

**YORK MALL SHOPPING CENTER**

**2500  
EASTERN BLVD.  
YORK, PA**

DALLASTOWN

**YORK MARKETPLACE**

124

**YORK TOWN CENTER**

24

**SHEETZ**

30

**CANDLEWOOD SUITES**  
BY HG

**LCBC**

**Rutter's**  
Why Go Anywhere Else?

INTERSTATE  
83

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## Demographics

### POPULATION

1 MILE	8,524
3 MILE	74,997
5 MILE	151,145

### HOUSEHOLDS

1 MILE	3,355
3 MILE	29,716
5 MILE	58,991

### AVERAGE HOUSEHOLD INCOME

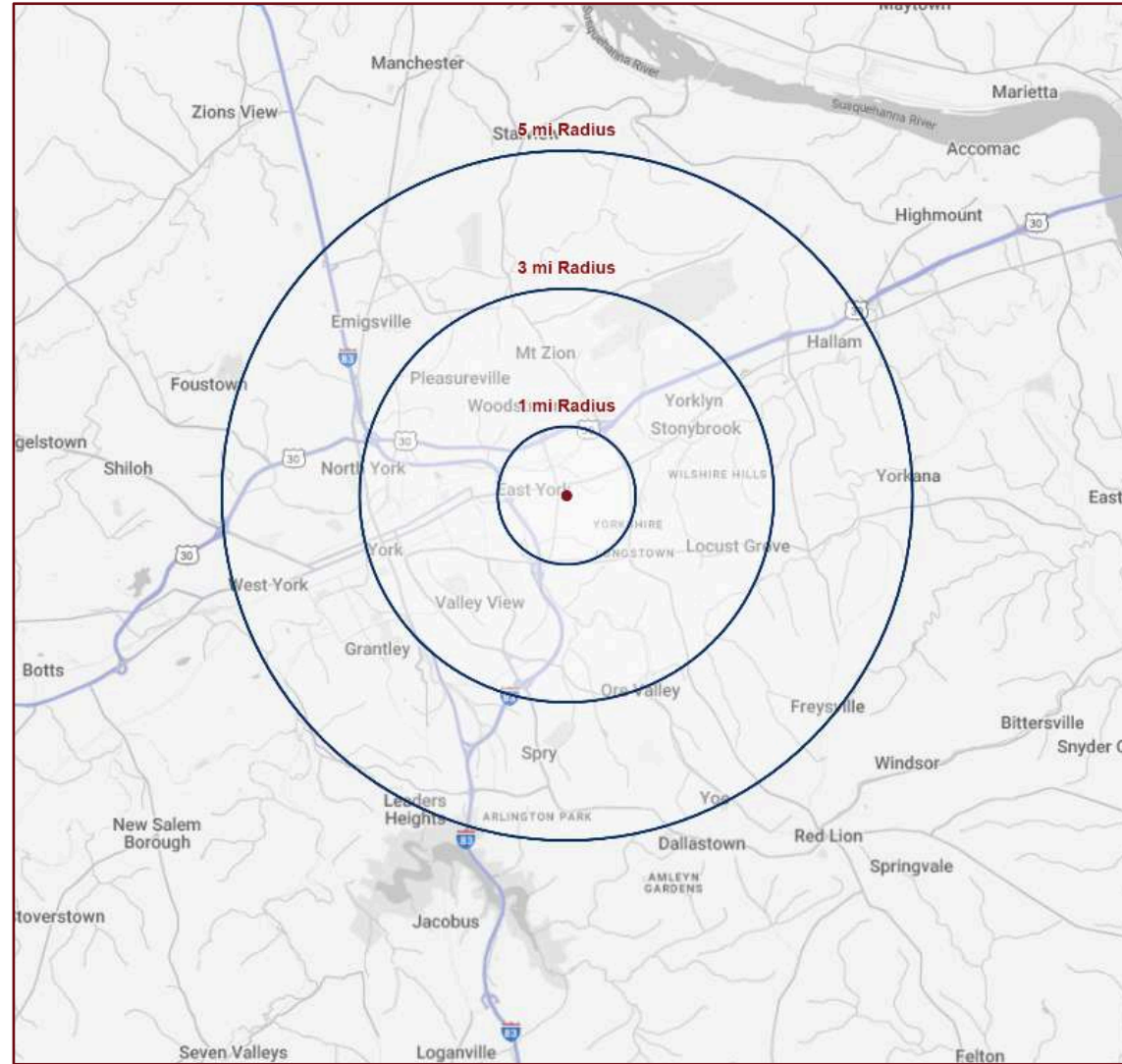
1 MILE	\$106,902
3 MILE	\$94,680
5 MILE	\$98,462

### TOTAL BUSINESSES

1 MILE	707
3 MILE	3,241
5 MILE	5,503

### TOTAL EMPLOYEES (DAYTIME POPULATION)

1 MILE	8,322
3 MILE	40,803
5 MILE	68,019



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## Area Overview

**Springettsbury Township** in York County, PA is a thriving suburban community of about 27,700 residents just east of the City of York, known for its strong mix of residential comfort, commercial convenience, and quality parks and amenities. With a median household income around \$84,400 and per-capita income about \$40,800, the area attracts established families, professionals, and active adults seeking value and lifestyle balance. The population is diverse, with a median age near 40, and strong homeownership, quality schools, and easy access to major highways, shopping, dining, and recreation. Springettsbury offers a welcoming, well-connected setting that's ideal for living, working, and investing in the Greater York region

**York County** is nestled in the scenic heart of south-central Pennsylvania. It is conveniently located just North of Baltimore off Interstate 83, an easy jump from I-95, I-495, and I-695, providing only a short drive to most east coast metropolitan areas, including Philadelphia, Harrisburg, Pittsburgh, Baltimore, Washington, D.C. and New York City.

Because of it's central location, York has evolved into a manufacturing and business hub. Major companies with roots here include Harley-Davidson, York Barbell, Voith Hydro, York International, Utz Quality Foods, Snyder's of Hanover, BAE Systems and more. The diverse roster of major employers corporate headquarters, financial service firms, healthcare institutions, major manufacturers and distribution companies provides a stable foundation for consistent economic growth.

The County has great schools, a low cost of living, quality health care and boundless entertainment opportunities. There's a park in nearly every corner of the county, a strong performing arts community, sports and lots of shopping opportunities.



## DEMOGRAPHICS

2025 ESTIMATED POPULATION **473,916**



**MEDIAN AGE**



**AVERAGE HOUSEHOLD INCOME**



**AVERAGE TRAVEL TIME TO WORK**



**EST TOTAL EMPLOYEES (ALL INDUSTRIES)**

40

\$109,240

21.8 MINUTES

384,574

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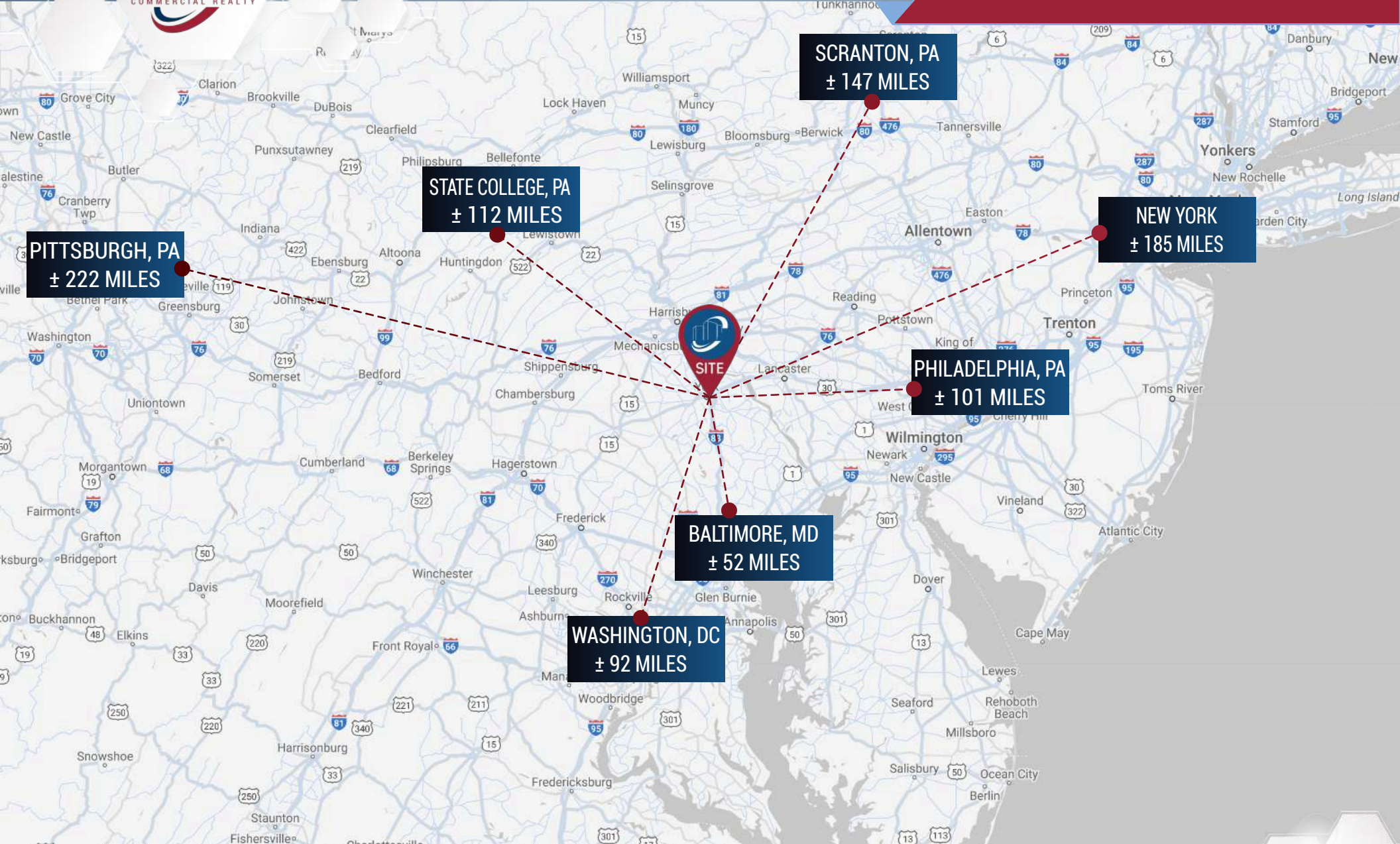
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