



**PARAMOUNT**  
REALTY

# WEST MANCHESTER TOWN CENTER

ROUTE 30 & ROUTE 74, YORK, PA 17408  
York County | GLA: ± 722,975 SF



- West Manchester Town Center is a 722,975-square foot regional shopping destination
- Situated along the busy Route 30 retail corridor in West York, Pennsylvania
- Terrific access and visibility from Route 30 (43,000 VPD) and Route 74 (21,000 VPD).
- The center is co-anchored by Wal-Mart, Kohl's, Regal Cinemas and At Home home décor superstore.

DEMOGRAPHICS	3 Miles	5 Miles	10 Miles
<b>Population:</b>	83,521	144,499	275,440
<b>Avg. HH Income:</b>	\$90,441	\$96,515	\$102,344
<b>Households:</b>	32,658	57,086	108,792

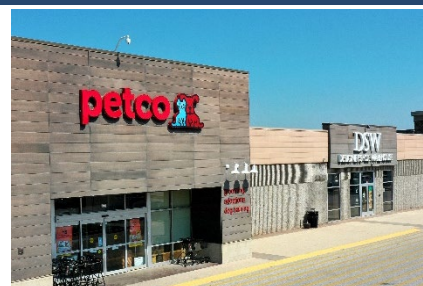
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## WEST MANCHESTER TOWN CENTER FOR LEASE

200	Kohl's	87,000 SF
415	<b>Available</b>	<b>5,338 SF</b>
420	Burlington	54,417 SF
455	Regal Cinemas	43,412 SF
460	Hobby Lobby	52,533 SF
480	HomeGoods	23,684 SF
620	DSW	15,900 SF
630	Petco	12,500 SF
635	U. of Pitt. Medical Center	9,472 SF
635A	<b>Available</b>	<b>8,758 SF</b>
636	PHS Physical Therapy	2,500 SF
645	Massage Luxe	2,435 SF
650	Kirklands	7,000 SF
655	<b>Available</b>	<b>1,500 SF</b>
665	USA Optical	3,001 SF
670	Kay Jeweler's	2,086 SF
675	Tropical Smoothie Cafe	1,550 SF
690	Anne Taylor Loft	5,000 SF
695	UME Nail Spa	2,234 SF
810A	Xfinity	3,043 SF
810	Crumbl Cookies	1,866 SF
820	Gamestop	2,000 SF
830	GNC	1,500 SF
840	Sports Clips	1,323 SF
855	At Home	119,768 SF
850	Uptown Cheapskate/Kid to Kid	8,745 SF
880	PA Wine and Spirits	9,379 SF

### Future Development

<b>Residential</b>	<b>419 Units/Dwellings</b>
<b>Retail</b>	<b>11,500 SF</b>
<b>Hotel</b>	<b>105-120 Keys</b>
<b>Assisted Living</b>	<b>90-120 Beds</b>
<b>Self Storage</b>	<b>90,000 SF</b>





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