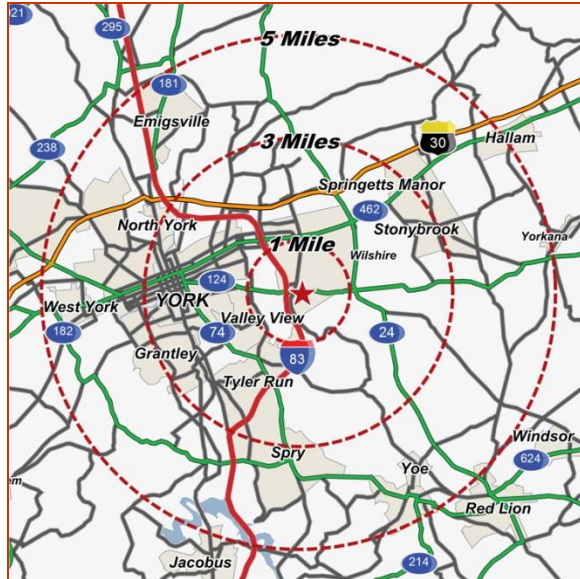


## GABRIEL BROTHER'S PLAZA

Total GLA: ± 177,280 SF

York, PA 17402  
Springettsbury Township

1200 Greensprings Drive & Mount Rose Avenue



Managed by: **PMA** Property Management Alternatives, Inc.

### 2011 DEMOGRAPHICS:

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population:	8,386	76,054	147,168
Avg. HH Income:	\$77,244	\$61,062	\$64,704
Daytime Population:	4,518	59,534	93,655

### SPACE AVAILABLE:

- ± 1,000 SF (20' x 50')
- ± 2,000 SF (40' x 50')
- ± 3,000 SF (25' x 120')
- ± 4,200 SF (35' x 120')

### Gabriel Brother's Plaza

±177,280 square foot community shopping center, that was constructed in 1988. June 2007 the parking lot was repaved and striped.

This attractive center sits adjacent to Interstate 83 with excellent visibility and access via a signalized intersection at Route 124 (Mount Rose Ave.) and Camp Betty Washington Road.

Amelia's Grocery Outlet joined the tenant mix in February 2010.

\*See reverse side for **site plan**

Traffic Count Mount Rose Ave. / Route 124: 24,000 vehicles per day  
Interstate 83: 61,000 vehicles per day



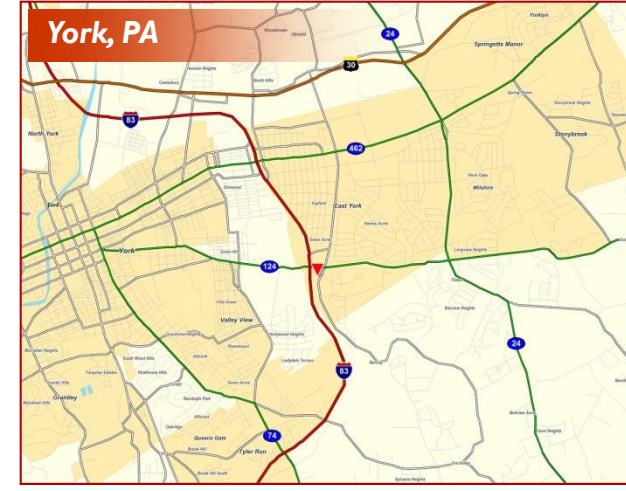
**SUBJECT TO CHANGE**



Pad 400	<b>LMS Commercial Real Estate</b>	2,640 sf
A 4	<b>T Nails Salon</b>	1,000 sf
A 6	<b>Nan's Elegance</b>	1,000 sf
A 8	<b>Chinese Restaurant</b>	2,000 sf
A 12	<b>Nino's Pizza</b>	600 sf
A 14	<b>Nino's Pizza</b>	1,400 sf
A 16	<b>Temple Global Ministries</b>	1,000 sf
A 18	<b>Curves for Women</b>	2,000 sf

B 26	<b>Gabriel Brothers</b>	64,392 sf
<b>B 30</b>	<b>Martial Arts Studio (25' W x 120' D)</b>	<b>3,000 sf</b>
B 32	<b>Greenspring Fam. Medicine</b>	6,000 sf
B 36	<b>ColorTyme</b>	6,000 sf
<b>B 38</b>	<b>Available (35' x 120')</b>	<b>4,200 sf</b>
B 40	<b>Body Rhythms Life Fitness (Zumba)</b>	3,646 sf
B 44	<b>Amelia's Grocery Outlet</b>	21,402 sf
B 46	<b>Edaptive Systems</b>	32,200 sf
B 48	<b>Planet Fitness</b>	12,800 sf

C 70	<b>Heritage Hills Chiropractor</b>	3,000 sf
<b>C 76</b>	<b>Available (20' W x 50' D)</b>	<b>1,000 sf</b>
<b>C 78</b>	<b>Available (40' W x 50' D)</b>	<b>2,000 sf</b>
C 82	<b>Henderson Construction</b>	1,000 sf
C 84	<b>Avon</b>	1,000 sf
C 86	<b>Talus Salon</b>	1,000 sf
C 88	<b>Talus Salon</b>	1,000 sf
C 92	<b>Subway</b>	2,000 sf



**LMS**  
Commercial Real Estate  
[www.LMS-PMA.com](http://www.LMS-PMA.com)

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