

237 CENTERVILLE ROAD

Lancaster, PA | 17603

± 2.8 AC AVAILABLE | FOR LEASE



PROJECT

237 Centerville Road is a 2.8 acre, commercially zoned vacant piece of land located in Lancaster, PA. The site sits within a mile of Centerville Square, 106,681 square foot Giant anchored power center with tenants such as GNC, Sprint, and Tropical Smoothie, to name a few. The parcel offers access from Centerville Road (22,000 VPD). The site allows a mixed set of uses, including but not limited to medical, retail, service, and office. The land would be a great opportunity for any retailer or development project to enter the Lancaster market.

LOCATION

237 Centerville Road is well positioned in the established Lancaster market. The project sits within minutes of major thoroughfare Route 30 (76,291 VPD). Large developments such as Centerville Square and Western Corners Shopping Center bring traffic to the area. The parcel has convenient access and great visibility from Centerville Road (22,000 VPD). Major employers such as Nissin Food, Armstrong World Industries, and QVC keep traffic flowing around the site. A trade area that extends over 5 miles combined with high-volume traffic from the dense residential and highway allows the site to pull from immediate and surrounding market points.

TRADE AREA

Adding to the stability of the project, 237 Centerville Road shows a 20-minute drive time demographic of over 217,776 people with household incomes more than \$81,400 and daytime employment demographics equally as strong with 176,912. The demographics within a 10-mile radius include 318,724 people in 127,073 homes, a labor force of 258,226 with an average household income of \$84,438. The areas growth since 2000 has increased 17.1% with over 21,725 homes. The household expenditure within a 10-mile radius is \$7.91 Billion.

NEARBY



POPULATION



3 MILES - 46,316
5 MILES - 139,168
7 MILES - 217,899

EMPLOYEES



3 MILES - 37,926
5 MILES - 113,399
7 MILES - 177,026

AVERAGE HH



3 MILES - \$92,421
5 MILES - \$80,564
7 MILES - \$83,031

HOUSEHOLDS



3 MILES - 19,344
5 MILES - 55,418
7 MILES - 86,579

TRAFFIC COUNTS: CENTERVILLE ROAD 22,000 VPD



York Office: 3528 Concord Rd. York, PA 17402
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341
Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601

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Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, change in price, prior sale, withdrawal without notice, or other conditions.

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