

COVERED BRIDGE MARKETPLACE

2405 Covered Bridge Drive | Lancaster, PA | 17602

FULLY LEASED



PROJECT

Covered Bridge Marketplace is a 38,830 SF, Target shadow anchored retail shopping center ideally positioned along Lincoln Highway East (Rt 30), which is the main thoroughfare for Lancaster, Pa., and its tourism district. The project features signalized access, pylon signage and excellent visibility along the highway. Covered Bridge Marketplace is located less than 1 mile from area draws including the Rockvale Outlets, Tanger Outlets, Dutch Wonderland and The American Music Theatre which cumulatively brings over 2,100,000 tourists to the immediate area every year. To coincide with its mass tourism numbers, the project benefits from its excellent visibility along Lincoln Highway East (Rt 30) which sees over 41,000 VPD. The location of this project and the vast numbers of tourists that the market draws every year, will bring increased traffic and growth to Covered Bridge Marketplace year after year.

LOCATION

The strategically positioned Covered Bridge Marketplace benefits from having 2 points of access along Lincoln Highway East (Rt 30), one of which is signalized. Lincoln Highway East (Rt 30) sees over 41,000 VPD and provides easy access to other major roadways in the market, including: Route 30 (84,000 VPD), Route 283 (46,000 VPD) and Route 222 (53,000 VPD). Located in East Lampeter Township, the project is surrounded by a great mix of family entertainment venues, dense retail and residential, making it the ideal location for any use.

TRADE AREA

Approximately 11,000,000 tourists come to the Lancaster area each year, generating a direct economic impact of \$1.92 billion. The trade area is ranked 5th among the 49 DMAs in Pennsylvania. The immediate trade area has also seen a growth in population of 4.9% in the last 10 years which is above the national average. The closest regional retail corridors to Covered Bridge Marketplace include Route 30 and Fruitville Pike. Route 30 is highlighted by The Park City Mall which is a regional enclosed mall anchored by The Bon Ton, Boscov's, JCPenney, Kohl's & Sears; other co-tenants include Apple, Michael Kors, Express, H&M and more. Fruitville Pike is highlighted by the Shoppes at Belmont which is a high-end, new construction shopping center anchored by Target and Whole Foods, co-tenants include Nordstrom Rack, PF Chang's, Starbucks, ULTA & Dick's Sporting Goods.

POPULATION	1 MILE - 1,838	EMPLOYEES	1 MILE - 4,095
	5 MILES - 63,035		5 MILES - 41,874
	10 MILES - 279,162		10 MILES - 169,652
AVERAGE HH	1 MILE - \$77,581	HOUSEHOLDS	1 MILE - 545
	5 MILES - \$77,315		5 MILES - 23,698
	10 MILES - \$73,924		10 MILES - 107,814

TRAFFIC COUNTS: LINCOLN HIGHWAY EAST: 41,000 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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RETAIL SPACE

SPACE	TENANT	AREA (SF)
1	CICI'S PIZZA	4,100
2	CRICKET WIRELESS	1,600
3	GAMESTOP	1,600
4	ILERA HEALTHCARE	4,327
5/6	FUTURE VIETNAMESE RESTAURANT	2,800
7	PETSMART	19,235
8	A2Z NAILS	1,176
9	PANERA BREAD	3,999



ACTIVE MEMBER OF:
 RETAIL BROKERS NETWORK

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