

For Lease



COVERED BRIDGE MARKETPLACE



±2,800 - 3,999 SF

2405 COVERED BRIDGE DR | LANCASTER, PA 17602



Property Overview

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 29,000 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.



Join

PETSMART

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A TERRASCEND COMPANY

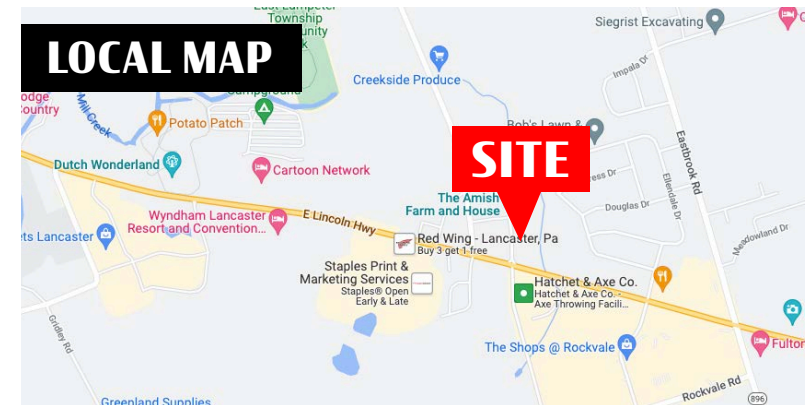
cricket
wireless

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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 29,000 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.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	62,644	161,332	278,529
TOTAL EMPLOYEES	42,280	112,256	172,121
AVERAGE HHI	\$77,202	\$68,439	\$73,981
TOTAL HOUSEHOLDS	23,174	60,667	105,257
TRAFFIC COUNTS: E Lincoln Hwy - ± 29,000 VPD			



AVAILABLE SPACES



Adam Hagerman | Cale Bruso | Brad Rohrbaugh | Chad Stine
For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

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 2347 E Lincoln Hwy include Route 30 and Fruitville Pike. Route 30 is highlighted by the park city mall which is a regional enclosed mall anchored by JCPenney and Kohl's; 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.

Mill Creek Square



COVERED BRIDGE MARKETPLACE



Rockvale Outlets

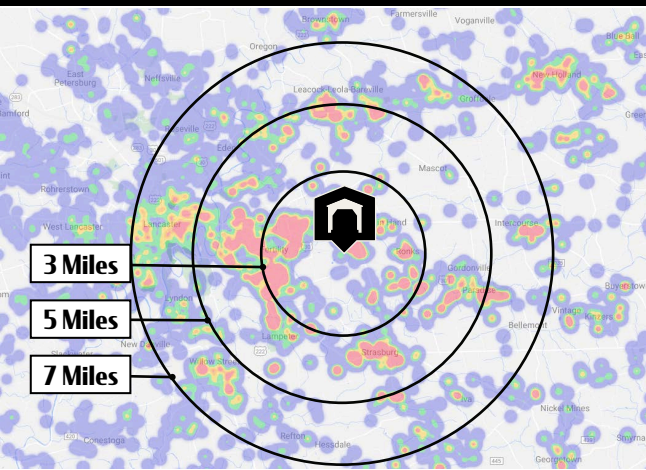


Lincoln Highway E ± 29,000 VPD



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of Visits
High
Low



VISITS PER YEAR

2.2M



AVG. DWELL TIME

43 Minutes



STATE RANKING

137/316



PETSMART

Annual Visits

230.2K

State Ranking

11/53



SHADOW ANCHOR
Annual Visits: 1.7M
17/70 State Ranking

GameStop

Annual Visits: 12K

cicis
Annual Visits: 115.9K

**ILERA
HEALTHCARE**
A TERRASCEND COMPANY

Annual Visits: 27.4K

PETSMART

Annual Visits: 230.2K
11/53 State Ranking



Lincoln Highway E ± 29,000 VPD

SITE PLAN

SPACE	TENANT	SF
1	Cici's Pizza	4,020
2	Cricket Wireless	1,600
3	Gamestop	1,600
4	ILERA Healthcare	4,320
5-6	AVAILABLE	2,800
7	PetSmart	19,235
8	AZZ Nails	1,176
9	AVAILABLE	3,999



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MARKETPLACE

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MARKET AERIAL



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ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

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About Bennett Williams

Bennett Williams
COMMERCIAL REAL ESTATE

Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

At Bennett Williams, your investments are always in good hands. Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the investment sales segment of the industry.



Bennett Williams is a member of the Capital Markets Real Estate Network, a nationwide network of professionals dedicated to, and specializing in the capital markets segment of commercial real estate. CMRE is comprised of the most highly-qualified, best-experienced independent Capital Market real estate professionals.

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