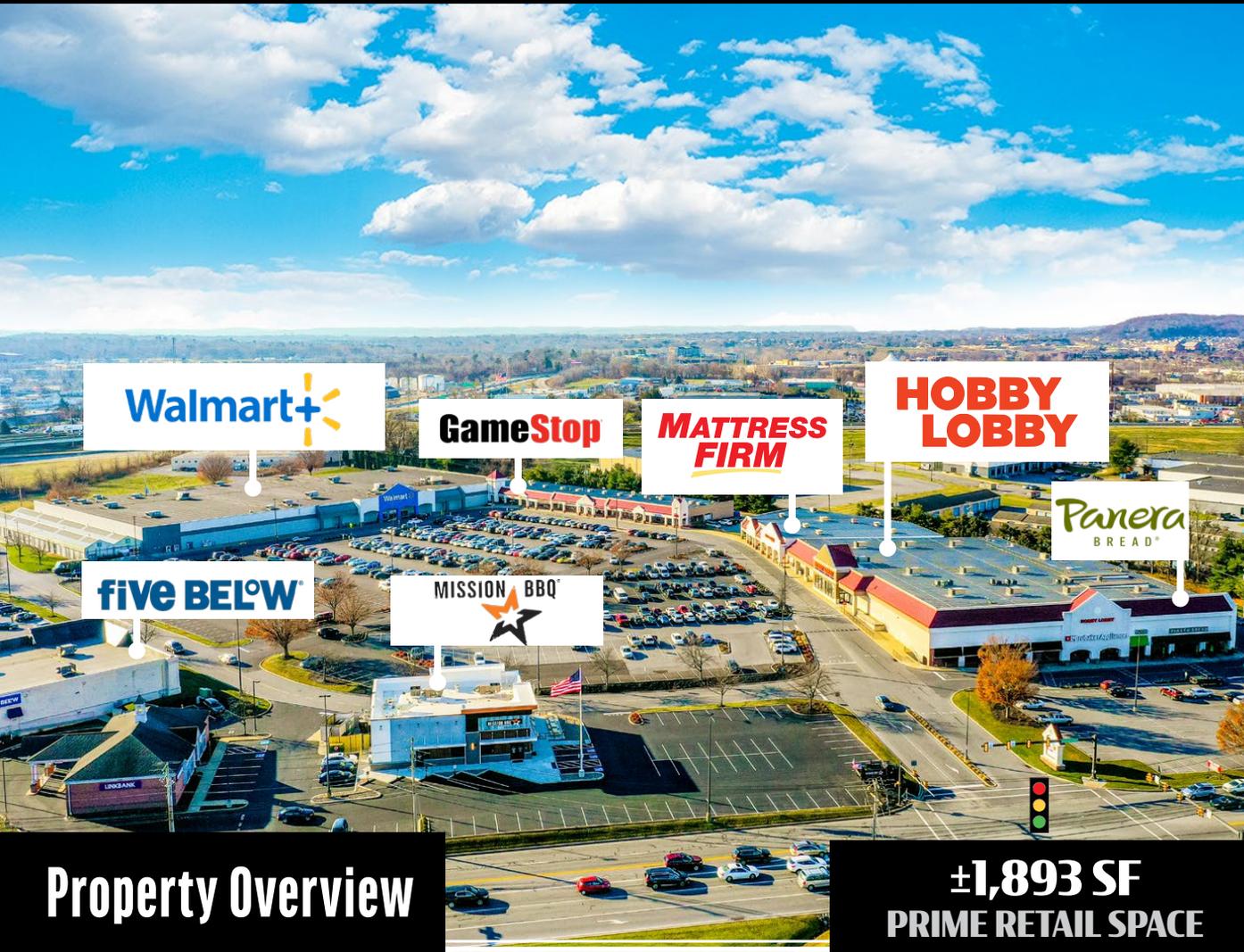


Hawthorne Centre

2002-2092 Fruitville Pike | Lancaster, PA 17601

Available For Lease



Property Overview

±1,893 SF
PRIME RETAIL SPACE

Hawthorne Centre, a 220,026 square-foot anchored retail shopping center centrally located in Lancaster, Pennsylvania, situated at a signalized intersection along Fruitville Pike (21,000 VPD). The center is anchored by Wal-Mart with other leading, national retailers such as Hobby Lobby, Mattress Firm, Five Below, GameStop, and Panera Bread just to name a few. With its traffic generating tenant lineup, Hawthorne Centre is one of the primary shopping destinations in the North Lancaster market.



Cale Bruso | Dave Nicholson | Brad Rohrbaugh | Chad Stine
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ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

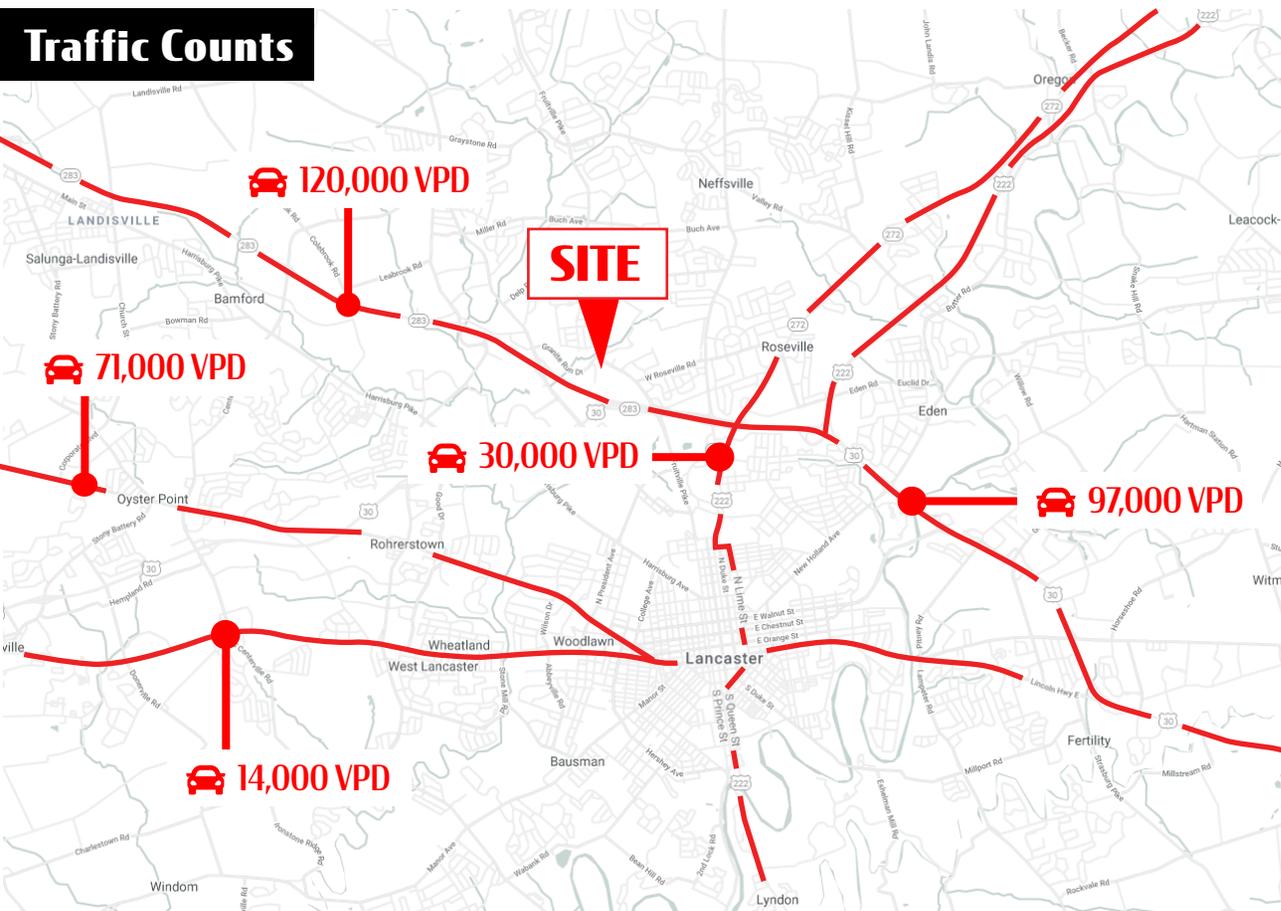
COMMERCIAL BROKERAGE. *Redefined.*

Location

Hawthorne Centre is strategically positioned with significant frontage in the market's primary retail corridor along Fruitville Pike. The center benefits from the high-volume traffic flow of Fruitville Pike, which is one of the area's heaviest traveled roadways. Fruitville Pike acts a focal point for retail, with a trade area that extends more than 5 miles, attracting a vast customer base. With high concentration of traffic driven by anchor tenants located with Hawthorne Centre, and the surrounding retail, the center pulls from not just the immediate trade area but the surrounding market points as well.



Traffic Counts



Trade Area

Adding to the stability of the project, Hawthorne Centre shows a 20-minute drive time demographic of over 282,285 people with household incomes of more than \$92,910 and daytime employment demographics equally as strong with 173,642. The demographics within a 10-mile radius include 79,728 people in 32,723 homes, a labor force of 65,587 with an average household income of \$106,400. The area's growth since 2000 has increased over 14.4% with 18,462 new homes.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	91,847	178,013	253,581
TOTAL EMPLOYEES	75,108	144,541	205,923
AVERAGE HHI	\$92,539	\$91,736	\$92,088
TOTAL HOUSEHOLDS	36,719	69,443	97,952

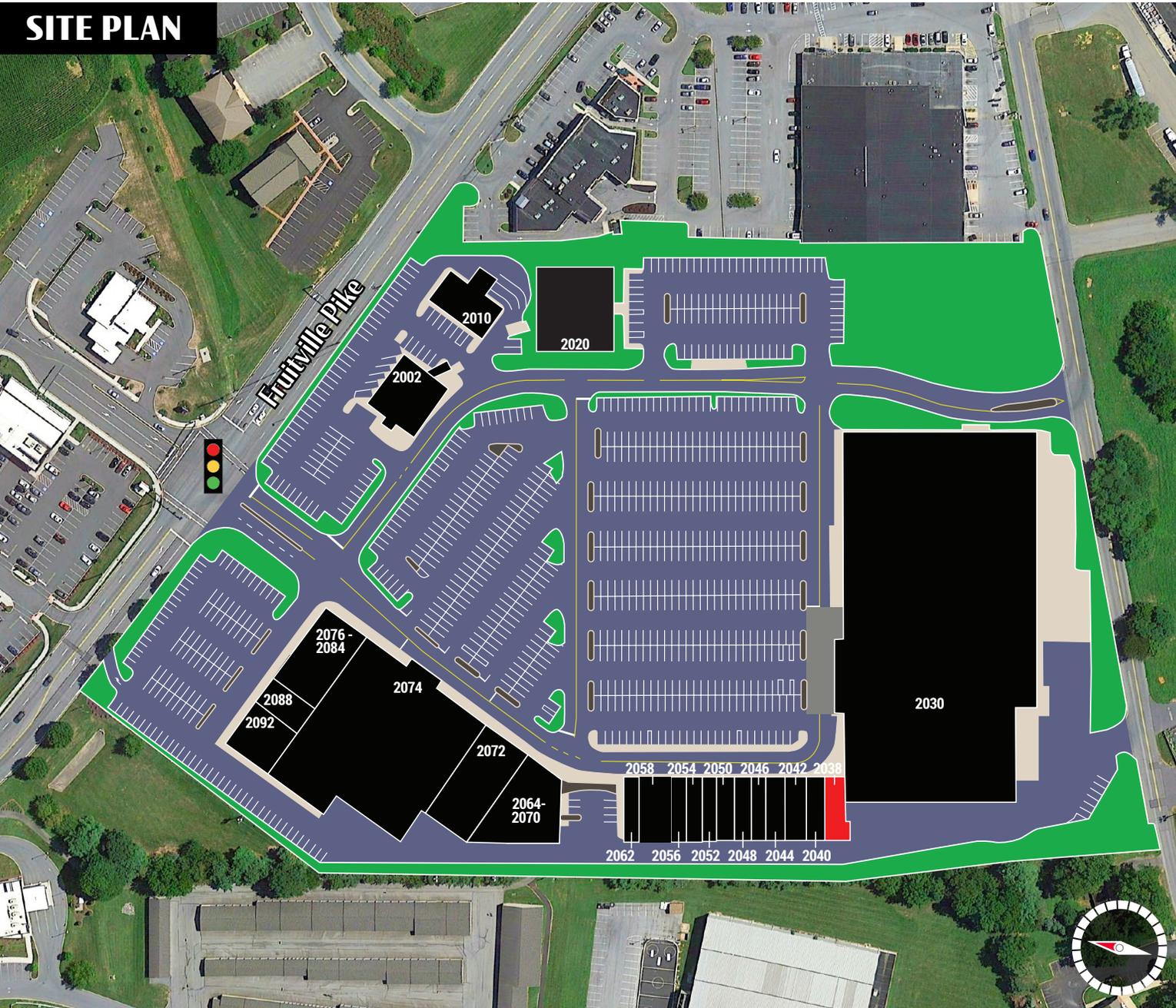
TRAFFIC COUNTS: Fruitville Pike - 21,000 VPD

Hawthorne Centre

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SITE PLAN



TENANT ROSTER

SPACE	TENANT	AREA (SQ FT)
2002	Mission Bbq	5,200
2010	Link Bank	3,200
2020	Five Below	9,000
2030	Walmart	116,000
2038	AVAILABLE	1,893
2040	Gamestop	1,200
2042	H&R Block	1,914
2044	Mariner Finance	1,750
2046	Froots Smoothies	1,260
2048	National Guard	1,540
2050	Tea House	1,540
2052	China House	1,260
2054	Lendmark Financial	1,540
2056	Hot Z Pizza	1,260
2058	Consumer Cellular	2,800
2062	Lovely Nails & Spa	1,400
2064-2070	New tenant	8,218
2072	Mattress Firm	7,816
2074	Hobby Lobby	48,988
2076-2084	L.h. Brubaker	13,328
2088	Good Life Ice Cream	1,363
2092	Panera Bread	4,950



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OUR LOCATIONS:

YORK OFFICE:

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York, PA 17402

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

EXTON OFFICE:

1 E. Uwchlan Ave.
Suite 409, Exton, PA 19341

WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310
Williamsport, PA 17701

WEST CHESTER OFFICE:

107 E Chestnut St, Suite 107
West Chester, PA 19380

NEW JERSEY OFFICE:

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About Bennett Williams

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.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

