



PROJECT

Overlook Town Center is a 33,116 square-foot retail shopping center centrally located in Lancaster, Pennsylvania, situated along Fruitville Pike (36,000 VPD) with 3 points of access, two of which are signalized. The center features a mix of national and regional tenants including; Buffalo Wild Wings, Chipotle, Noodles & Company, Primo Hoagies, and AT&T, just to name a few. With its traffic generating lineup of destination style tenants, Overlook Town Center is one of the primary shopping destinations in the North Lancaster market.

DEMOGRAPHICS		3 MILE	5 MILE	7 MILE
	TOTAL POPULATION	81,793	177,770	253,523
	TOTAL EMPLOYEES	60,192	98,794	127,978
	AVERAGE HHI	\$97,876	\$91,888	\$91,810
	TOTAL HOUSEHOLDS	33,331	69,356	98,061



TRAFFIC COUNTS: FRUITVILLE PIKE: ± 36,000 VPD

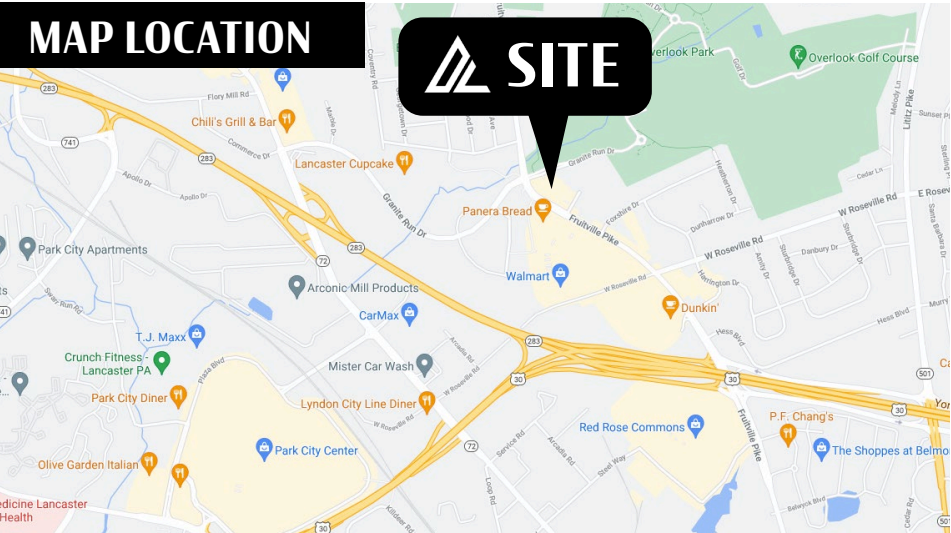
LOCATION

Overlook Town Center is strategically positioned with significant frontage in the market's primary retail corridor along Fruitville Pike with 3 points of access, 2 of which are signalized. 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 as a focal point for retail, with a trade area that extends more than 5 miles, attracting a vast customer base. With the high concentration of traffic driven by the surrounding retail, the center pulls from not just the immediate trade area but the surrounding market points as well.

TRADE AREA

Adding to the stability of the project, Overlook Town Center shows a 20-minute drive time demographic of over 430,718 people with household incomes of more than \$76,672 and daytime employment demographics equally as strong with 247,965. The demographics within a 10-mile radius include 328,852 people in 127,854 homes, a labor force of 141,912 with an average household income of \$77,081. The area's growth since 2000 has increased over 14.4% with 18,462 new homes.

MAP LOCATION



SITE PLAN



TENANT ROSTER

SPACE	BLDG	TENANT	AREA (SF)
2065	A1	BUFFALO WILD WINGS	5,700
2055	N/A	S&T BANK	3,934
2079	A2	MANPOWER	1,045
2075	A2	MANPOWER	1,062
2073	A2	SPORTS CLIPS	1,301
2089	B	ALLIANCE MOBILE	2,170
2085	B	PRIMO HOAGIES	1,863
2081	B	CHIPOTLE MEXICAN GRILL	2,304
2099	C	NOODLES & COMPANY	2,706
2097	C	LUCKY DUCK TREATS	1,317
2095	C	POKE BOWL STATION	1,320
2091	C	HEARTLAND DENTAL	3,200
2080	D1	AVAILABLE	2,415
2094	D2	CHARLES SCHWAB	1,578
2090	D2	BODYWISE	1,231



MARKET

CHELSEA SQUARE

weis chico's
Talbots JOS.A.BANK

THE SHOPPES AT BELMONT

DICK'S SPORTING GOODS ULTA WHOLE FOODS
rack Michaels carter's
MOD HARVEST

GRANITE RUN SQUARE

PLATOS CLOSET KFC 's Ritas
TAYLOR CHIP

HAWTHORNE CENTRE

Walmart HOBBY LOBBY Panera
MISSION BBQ five BELOW

PARKVIEW PLAZA

TJ-maxx JOANN PRUNCH

Site

CARRABBA'S ITALIAN GRILL
OUTBACK STEAKHOUSE

LANCASTER SHOPPING CENTER

GIANT Advance Auto Parts
M Starbucks PRIMANTI BROS.
TRUIST IH PET SUPPLIES PLUS

COSTCO WHOLESALE

Wegmans

JACK WILLIAMS Tire & Auto Service Centre

CVS pharmacy

PITNEY ROAD PLAZA

LOWE'S MATTRESS Warehouse
BOB'S DISCOUNT FURNITURE

PARK CITY MALL

Boscov's JCPenney KOHL'S
ROUND1 BONEFISH UFC GYM H&M
BJ's RESTAURANT BREWHOUSE LONGHORN STEAKHOUSE EXPRESS LUSH APPLE MICHAEL KORS

RED ROSE COMMONS

THE HOME DEPOT weis PEPBOYS
BARNES & NOBLE BOOKSELLERS PETSMART
OfficeMax PartyCity Burlington
HomeGoods OLD NAVY BEST BUY

GOLDEN TRIANGLE SC

Marshalls DOLLAR TREE
Advance Auto Parts Staples
Great Clips AMERICAN FREIGHT FURNITURE - MATTRESS

McDonald's

SHEETZ



OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

EXTON OFFICE:

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

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
State College, PA 16803

WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1
West Chester, PA 19380

NEW JERSEY OFFICE:

236 E. Route 38, Suite 130
Moorestown, NJ 08057

LISTING AGENTS:



Ashlee Lehman

ALehman@bennettwilliams.com



Dave Nicholson

DNicholson@bennettwilliams.com



Brad Rohrbaugh

BRohrbaugh@bennettwilliams.com



Chad Stine

CStine@bennettwilliams.com

CONTACT US

717.843.5555 | www.bennettwilliams.com



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.

