

820 PLAZA BOULEVARD

LANCASTER, PA | 17601

± 15,000 SF AVAILABLE | FOR LEASE



PROJECT

820 Plaza Boulevard is a 15,000 square foot, free standing building located in Lancaster, PA. The 15,000 square foot space is surrounded by strong national and regional tenants such as TJ Maxx, Bonefish Grill, Olive Garden, and BJ's Restaurant & Brew-house, to name a few. The space is fitted for a variety of uses, including but not limited to medical, retail, and service-oriented users. 820 Plaza Boulevard sits on a pad next to the traffic generating Park City Mall in a busy corridor of Lancaster, allowing it to easily pull from surrounding markets.

LOCATION

820 Plaza Boulevard offers access from Route 30 (85,250 VPD), the main thoroughfare of the Lancaster market, as well as to Route 283 (74,000 VPD). Plaza Boulevard, also known as the mall "ring road" has multiple points of ingress and egress around Park City Mall, allowing for great visibility from visitors to the shopping center. Situated around the space are the mall's notable retail anchors such as Kohl's, Boscov's, JCPenney's, and a strong interior tenant mix from Apple, H&M, and Victoria's Secret, to name a few. The trade area extends well over 7 miles due to the exceptionally busy mall as well as the main roadways, allowing the site to pull from multiple market points.

TRADE AREA

Lancaster County has over 11 million tourists each year. Adding to the stability of the property, the site shows a 20-minute drive time demographic of over 376,226 people with household incomes more than \$83,806 and daytime employment demographics equally as strong with 302,169. The demographics within a 10-mile radius include 332,211 people in 131,076 homes, a labor force of 267,334 with an average household income of \$84,566. The areas growth since 2000 has increased 16.8% with over 22,114 homes. The household expenditure in the retail sector within a 10-mile radius is over \$3.87 Billion.



POPULATION		3 MILES - 79,500	EMPLOYEES		3 MILES - 75,108
		5 MILES - 176,472			5 MILES - 116,251
		7 MILES - 242,783			7 MILES - 152,094
AVERAGE HHI		3 MILES - \$87,671	HOUSEHOLDS		3 MILES - 33,098
		5 MILES - \$85,961			5 MILES - 70,009
		7 MILES - \$85,339			7 MILES - 96,263

TRAFFIC COUNTS: Route 283: 74,933 VPD | Route 30: 26,281 VPD

ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK

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

BLAKE SHAFFER | BRAD ROHRBAUGH | CHAD STINE
717-843-5555
www.bennettwilliams.com

Bennett Williams
RETAIL

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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