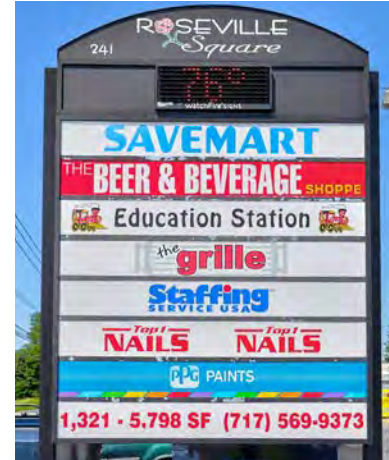


ROSEVILLE SQUARE

241 West Roseville Road | Lancaster, PA | 17601



± 7,610 SF AVAILABLE | FOR LEASE

PROJECT

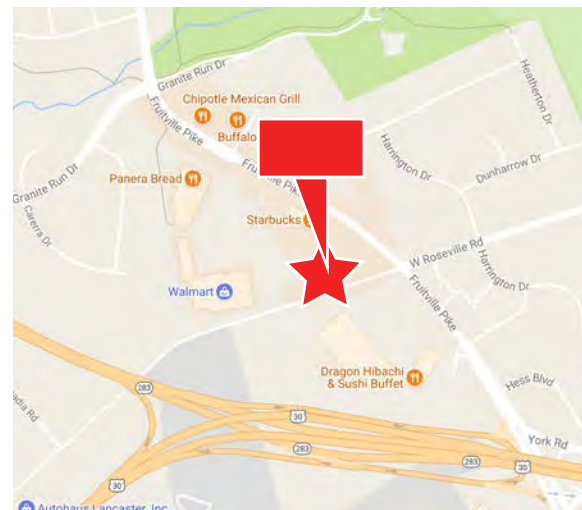
Roseville Square is a 48,668 square-foot retail shopping center centrally located in Lancaster, Pennsylvania, situated directly off of Fruitville Pike (36,000 CPD). The center features a mix of national and regional tenants including; SaveMart, Spherion, and Delux Paints, just to name a few. With its traffic generating lineup of destination style tenants, Roseville Square is a great retail location for any type of user.

LOCATION

Roseville Square is strategically positioned with significant frontage right off of the market's primary retail corridor along Fruitville Pike with direct access from the main roadway. 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, Roseville Square 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.



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	3,722	95,032	173,409
Employees	13,346	84,530	127,085
Average HHI	\$89,195	\$76,296	\$78,122
Number of Households	1,396	37,845	67,991
TRAFFIC COUNTS			
FRUITVILLE PIKE: 22,000 CPD			



York Office: 3528 Concord Rd. York, PA 17402
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341
Lancaster Office: 2173 Embassy Drive, Lancaster, PA 17603

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TENANT ROSTER

UNIT	TENANT	AREA (SQ FT)
1	THE BEER & BEVERAGE SHOPPE	4,624
2	DELI	2,264
3	AVAILABLE	7,610
4	NAIL SALON	1,408
5	SPHERION	3,141
6	SAVEMART	23,178
7	DULUX PAINTS	6,500

ROSEVILLE SQUARE

Retail Market Aerial | Lancaster, PA | 17601

