

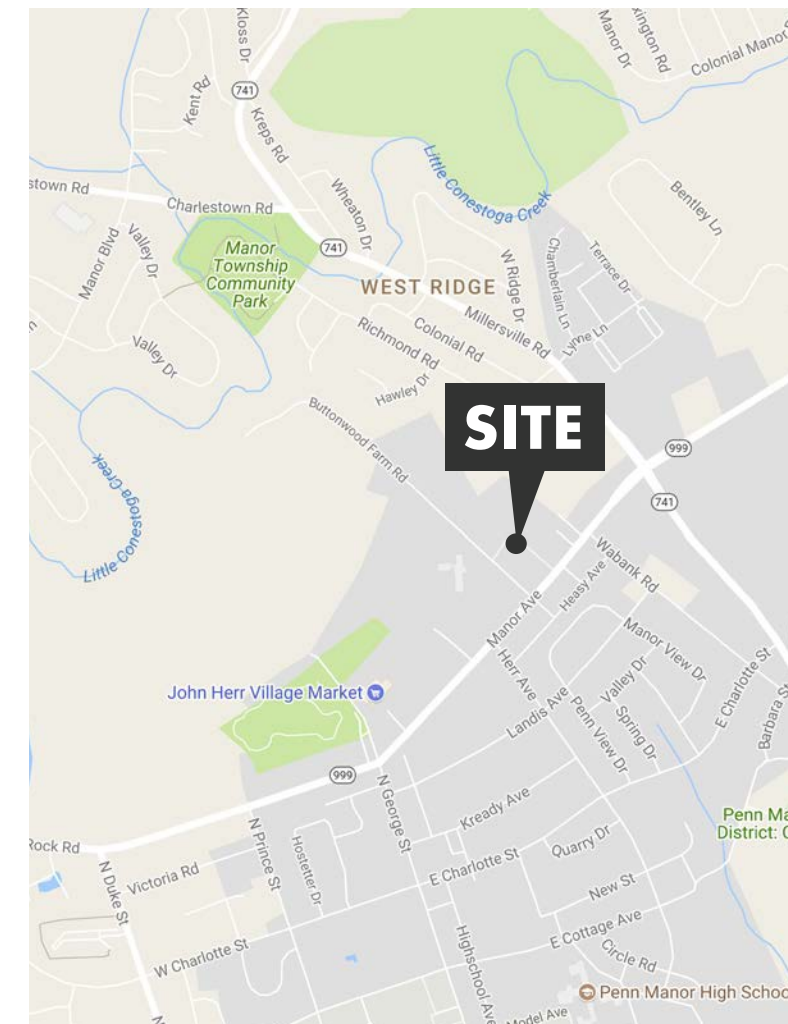
SHOPPES AT MILLERSVILLE

321 Manor Avenue | Millersville, PA | 17551

± 1,200 - 14,365 SF AVAILABLE | FOR LEASE



JOIN NATIONAL
RETAILERS:



ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK

For More Information:
Brad Rohrbaugh | Chad Stine | Dave Nicholson
717.843.5555
www.bennettwilliams.com

Office Locations:
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

Bennett WILLIAMS
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PROJECT





Shoppes at Millersville is a ± 23,000 square-foot new mixed-use retail shopping center located in Millersville, home of Millersville University with 7,927 students, which is in Lancaster, Pennsylvania. Located on Manor Avenue (20,000 VPD) with signalized access and multiple points of access. Shoppes at Millersville has various opportunities available ranging from pad sites to inline retail space 1,200 SF to 14,365 SF.

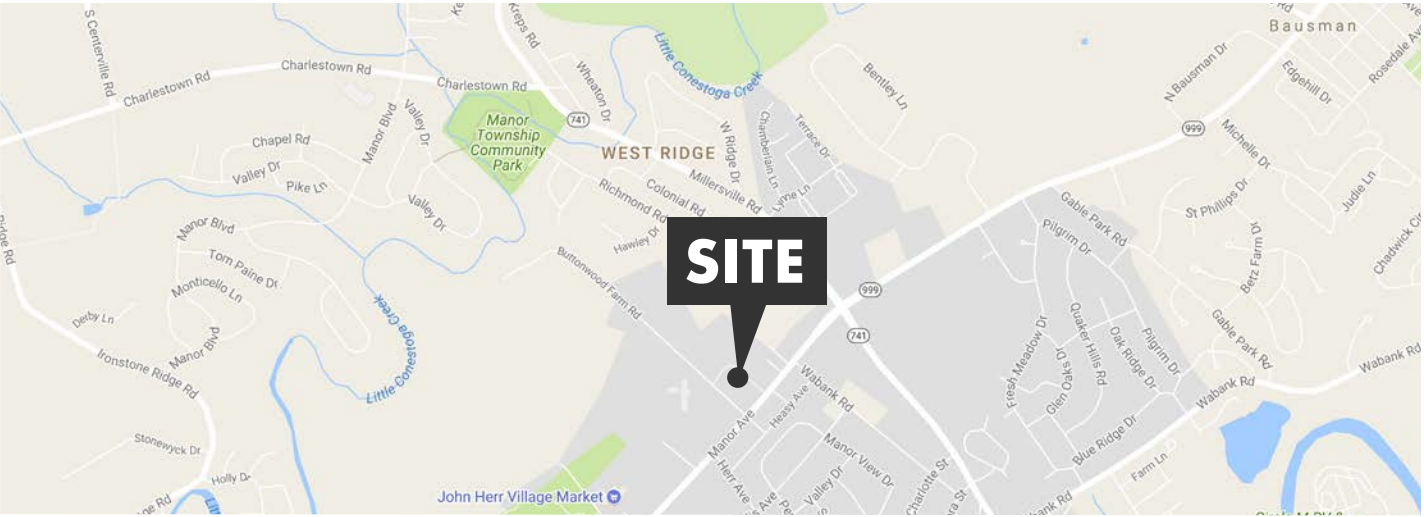
LOCATION

Shoppes at Millersville is strategically positioned with significant frontage in the market’s primary retail corridor along Manor Avenue at a traffic signal. The center benefits from the high-volume traffic flow of Manor Avenue and Leaman Avenue, which are two of the area’s heaviest traveled roadways. Manor Avenue acts as a focal point for retail, with a trade area that extends more than 10 miles, attracting a vast customer base. With the high concentration of traffic and strong demographic backing, the center pulls from not just the immediate trade area but the surrounding market points as well. Millersville is home to Millersville University with over 7,900 Students.

TRADE AREA

Adding to the stability of the project, Shoppes at Millersville shows a 20-minute drive time demographic of over 371,732 people with household incomes of more than \$76,645 and daytime employment demographics equally as strong with 297,581. The demographics within a 10-mile radius include 291,253 people in 113,272 homes, a labor force of 180,463 with an average household income of \$65,051. The area’s growth since 2000 has increased over 8% with 9,061 new homes.

DEMOGRAPHICS		3 MILE	5 MILE	7 MILE
	TOTAL POPULATION	70,367	150,659	218,747
	TOTAL EMPLOYEES	26,893	101,874	131,150
	AVERAGE HHI	\$79,051	\$84,210	\$91,325
	TOTAL HOUSEHOLDS	27,519	59,082	86,066



TRAFFIC COUNTS: **MANOR AVE : 20,000 VPD**



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321 MANOR AVANUE FOR LEASE

SPACE	TENANT	AREA (SQ FT)
PROPOSED MEDICAL OFFICE	AVAILABLE	15,030
PROPOSED COMMERCIAL	AVAILABLE	8,895
LOT 1	AVAILABLE	3.8 ACRES



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