

THE SQUARE AT BRIDGEPORT

1635 OLD PHILADELPHIA PIKE | LANCASTER, PA | 17602



Join

± 1,483 - 1,530 SF AVAILABLE | FOR LEASE

weis

DOLLAR GENERAL®

CVS
pharmacy®



Jeff Herr | Jeffrey Herr

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Overview

The Square at Bridgeport consists of 11,172 SF first floor retail space in a new four-story Mixed-Use building adjacent to a Weis Grocery Store and the HACC Campus. The site shares a signalized entrance with Harrisburg Area Community College's Lancaster campus (6,000 students and faculty) and is adjacent to one of the busiest intersections in Lancaster at 47,000 cars per day. There is a strong mix of retailers nearby, including CVS, Turkey Hill, Pizza Hut, U-Gro Learning Center, Burger King, and many others.

Location

The project is located just east of the City of Lancaster on Old Philadelphia Pike, which is accessed easily from both Lincoln Highway and Lancaster City's East King Street. This location is also convenient and easily accessible to Lowe's, Costco, and the Greenfield Corporate Center and for commuters who use Route 30. This four-story building will be easily visible from the high traffic roads in the area. Prominent signage on side of the building is available - certain conditions apply.

Trade Area

Lancaster County, and the Lincoln Highway corridor specifically, benefits from an approximate 11,000,000 tourists annually, with a direct economic benefit of \$1.9 billion. Additionally, the nearby Greenfield Corporate Center with 4.5 million SF and Pennsylvania College of Health Sciences 300,000+ SF facility provides a strong daytime population of almost 120,000 people. And within five miles the residential population is 162,000 people from 65,000 households with an average annual income of \$108,000 per year.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	96,175	161,991	225,209
TOTAL EMPLOYEES	47,978	83,207	110,742
AVERAGE HHI	\$96,129	\$108,289	\$114,740
TOTAL HOUSEHOLDS	37,461	64,494	87,740

TRAFFIC COUNTS: Old Philadelphia Pike ± 12,000 VPD | Rt 30 ± 51,000 VPD



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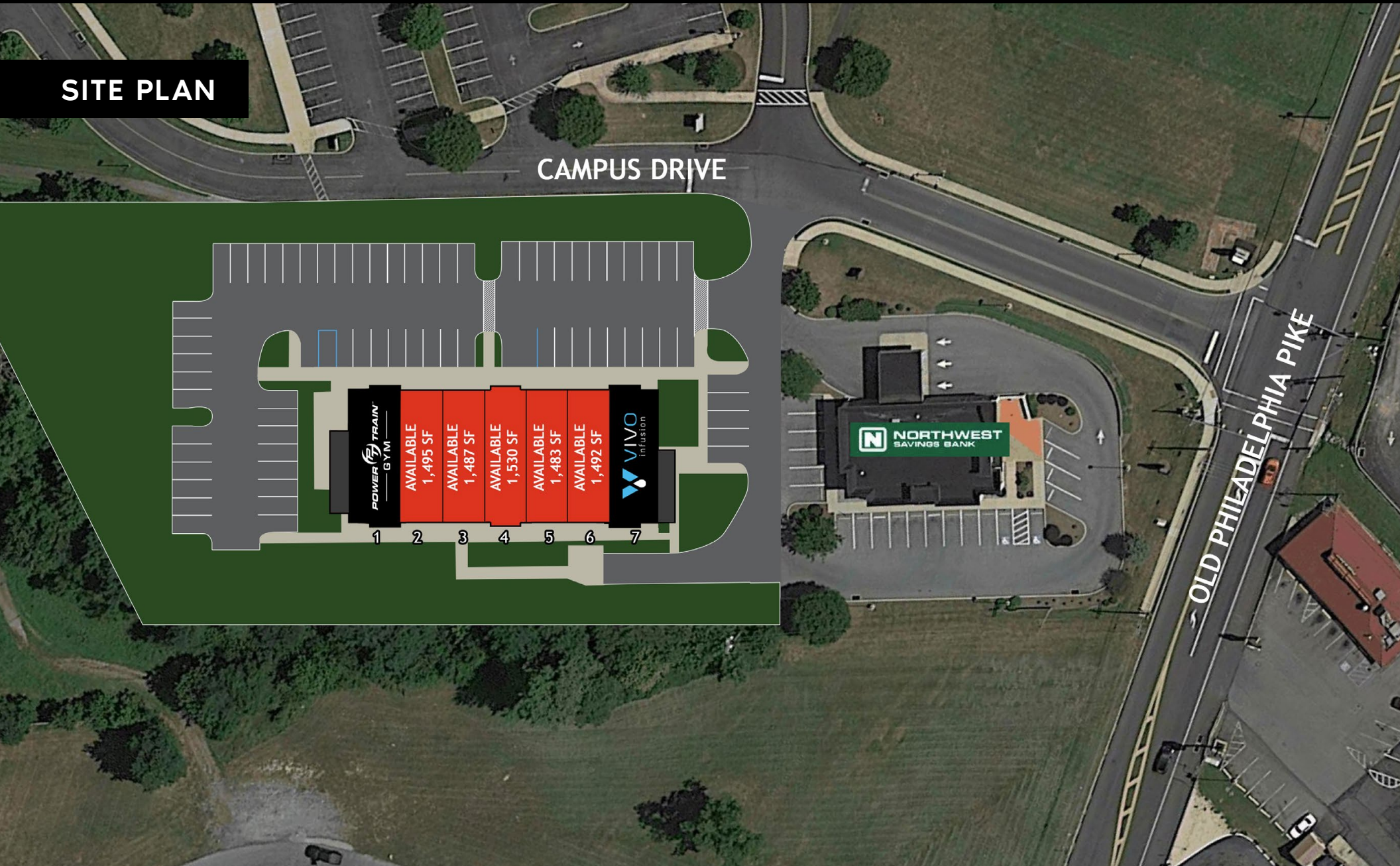
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SITE PLAN



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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.

At Bennett Williams, your investments are always in good hands. Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the investment sales segment of the industry.



Bennett Williams is a member of the Capital Markets Real Estate Network, a nationwide network of professionals dedicated to, and specializing in the capital markets segment of commercial real estate. CMRE is comprised of the most highly-qualified, best-experienced independent Capital Market real estate professionals.



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