

THE SQUARE AT BRIDGEPORT

1635 OLD PHILADELPHIA PIKE | LANCASTER, PA | 17602



Join

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

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Jeff Herr | Jeffrey Herr

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COMMERCIAL BROKERAGE. *Redefined.*

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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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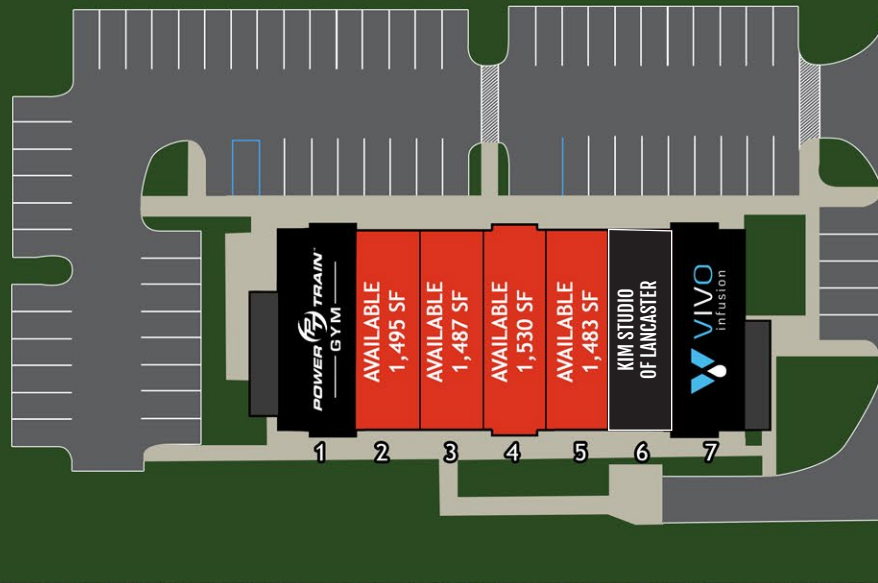
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SITE PLAN

CAMPUS DRIVE



NORTHWEST SAVINGS BANK

OLD PHILADELPHIA PIKE



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Bennett Williams

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OUR LOCATIONS:

YORK OFFICE:

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York, PA 17402

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Lancaster, PA 17601

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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
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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.

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.

