







Overlook Town Center is a 33,116 square-foot retail shopping center centrally located in Lancaster, Pennsylvania, situated along Fruitville Pike (36,000 VPD) with 3 points of access, two of which are signalized. The center features a mix of national and regional tenants including; Buffalo Wild Wings, Chipotle, Noodles & Company, Primo Hoagies, and AT&T, just to name a few. With its traffic generating lineup of destination style tenants, Overlook Town Center is one of the primary shopping destinations in the North Lancaster market.

DEMOGRAPHICS		3 MILE	5 MILE	7 MILE
	TOTAL POPULATION	81,793	177,770	253,523
	TOTAL EMPLOYEES	60,192	98,794	127,978
	AVERAGE HHI	\$97,876	\$91,888	\$91,810
	TOTAL HOUSEHOLDS	33,331	69,356	98,061

TRAFFIC COUNTS: **FRUITVILLE PIKE: ± 36,000 VPD**



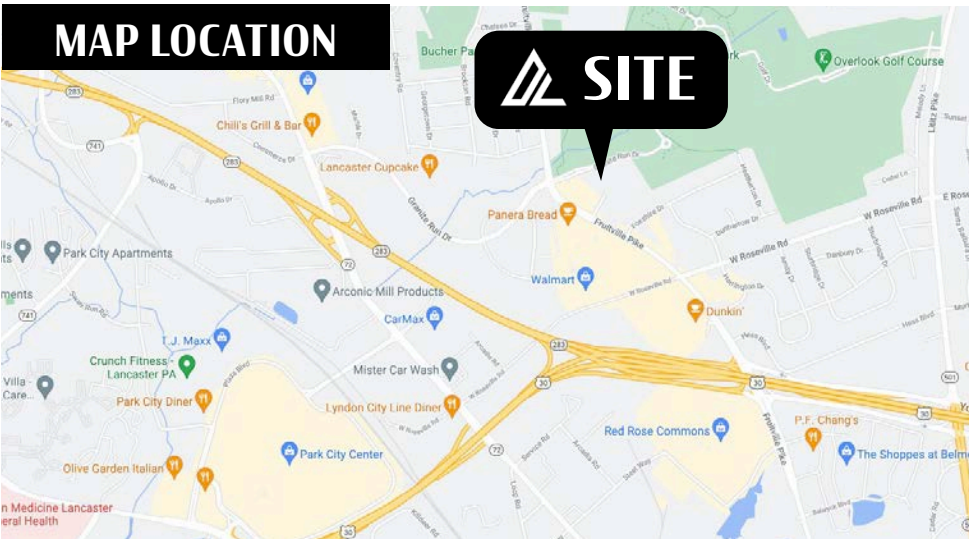
LOCATION

Overlook Town Center is strategically positioned with significant frontage in the market's primary retail corridor along Fruitville Pike with 3 points of access, 2 of which are signalized. 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

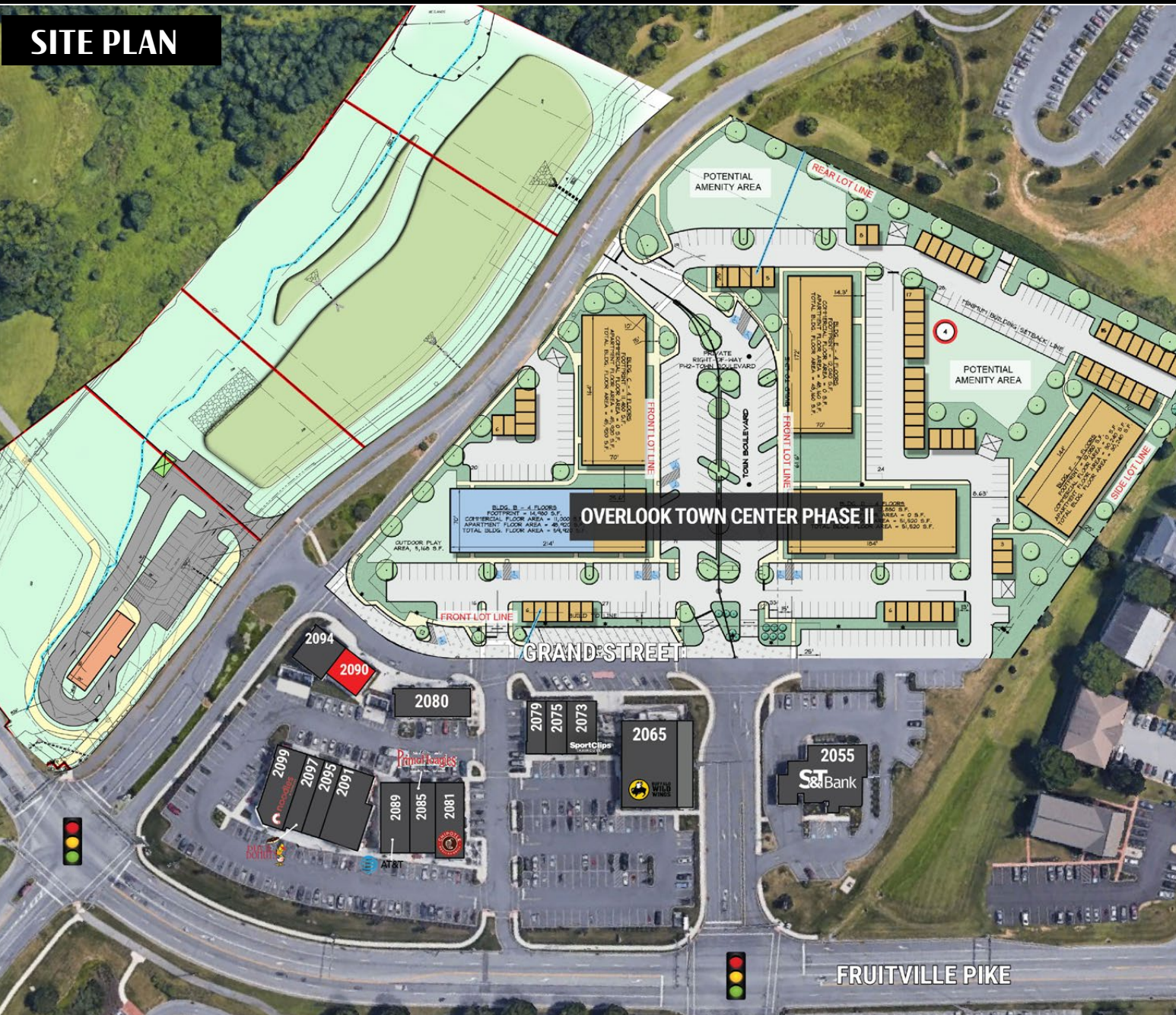
Adding to the stability of the project, Overlook Town Center shows a 20-minute drive time demographic of over 430,718 people with household incomes of more than \$76,672 and daytime employment demographics equally as strong with 247,965. The demographics within a 10-mile radius include 328,852 people 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.

MAP LOCATION





SITE PLAN



TENANT ROSTER

SPACE	TENANT	AREA (SQ FT)
2065	BUFFALO WILD WINGS	5,700
2055	S&T BANK	3,934
BUILDING A2 - FRUITVILLE PIKE		
2079	MANPOWER	1,045
2075	MANPOWER	1,062
2073	SPORTS CLIPS	1,301
BUILDING B - FRUITVILLE PIKE		
2089	AT&T	2,170
2085	PRIMO HOAGIES	1,863
2081	CHIPOTLE MEXICAN GRILL	2,304
BUILDING C - FRUITVILLE PIKE		
2099	NOODLES & COMPANY	2,706
2097	DUCK DONUTS	1,317
2095	POKE BOWL STATION	1,320
2091	RED ROSE DENTAL	3,200
BUILDING D2 - GRAND STREET		
2080	COMING SOON!	2,415
BUILDING D1 - GRAND STREET		
2094	CHARLES SCHWAB	1,578
2090	AVAILABLE	1,231

