

2416 WILLOW STREET PIKE

LANCASTER, PA 17602



FOR LEASE

PAD SITES & RETAIL SPACE

WILLOW VALLEY CROSSROADS



ADAM HAGERMAN | CALE BRUSO | BRAD ROHRBAUGH | CHAD STINE
FOR LEASE INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT WWW.BENNETTWILLIAMS.COM

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PROPERTY OVERVIEW

Join Southern Lancaster's newest retail development! Willow Valley Crossroads features Starbuck's, Mick's All American Pub, Domino's, CVS, Fulton Bank, Turkey Hill Convenience Store, and Morr Outdoors. The latest addition to the development is a 10,000 SF Strip center anchored by Mick's All American Pub with additional retail shops for lease and a prime location next to a new Starbucks. The development will feature additional pad sites and retail inline space which the landlord is willing to provide on a ground lease or Build-To-Suit basis. Nearby retailers include Giant Grocery, Weis Markets, McDonald's, and a brand new Advance Auto Parts.



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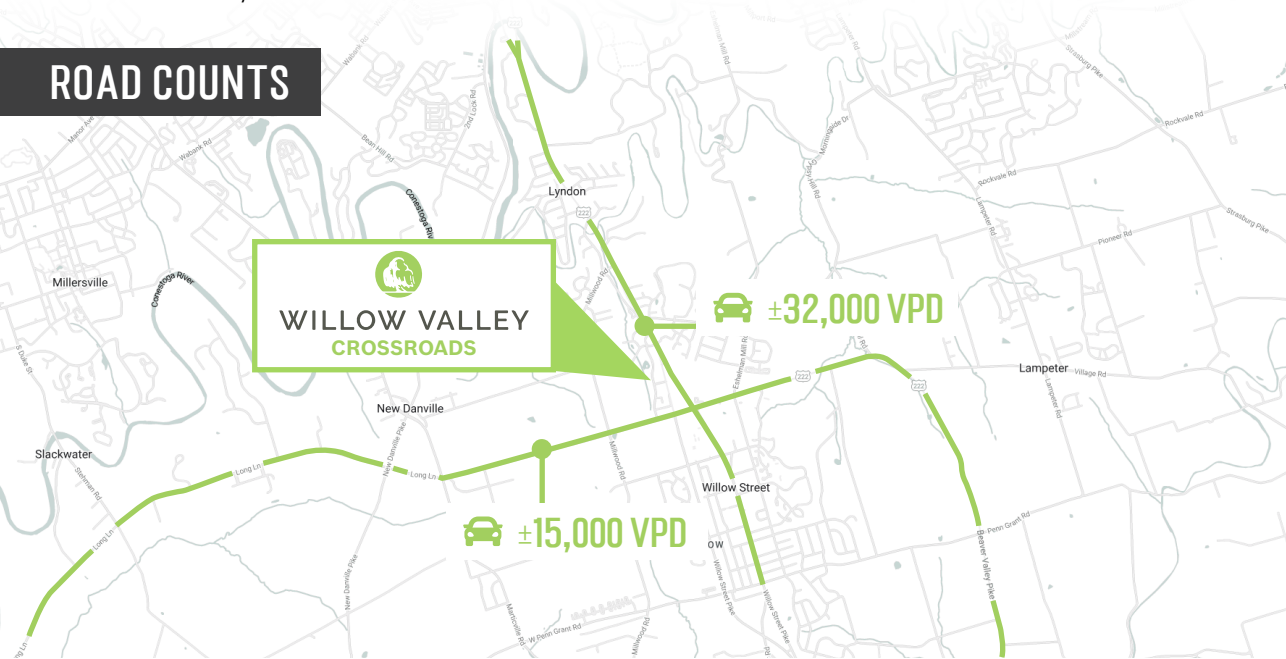
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LOCATION

Located along Willow Street Pike (Rt. 222) with over 32,000 CPD, Willow Street is the dominant shopping destination for a majority of Southern Lancaster County having a draw of over 20 minutes. Within close proximity to the site is the 3,000+ Residents at Willow Valley Communities and the new 144-Unit Willow Run townhouse apartment complex. Willow Street Pike is also a main thoroughfare for Lancaster Residents commuting to Baltimore, Towson, Perryville, and Aberdeen, MD.

ROAD COUNTS



DEMOGRAPHICS

3 MILE

5 MILE

7 MILE

TOTAL POPULATION

46,508

147,076

199,404

TOTAL EMPLOYEES

8,490

57,178

93,498

AVERAGE HHI

\$109,371

\$103,690

\$111,344

TOTAL HOUSEHOLDS

17,796

57,275

78,165

TRAFFIC COUNTS: **WILLOW STREET PIKE ±32,000 VPD**

TRADE AREA

The retail businesses in Willow Street serve as the primary shopping destination for a majority of Southern Lancaster county and has an impressive 5-Mile demographics of over 147,076 people with household incomes of more than \$103,000/year across 57,275 households. The demographics within a 7-mile radius include 199,404 people in 78,165 homes with an average household income of \$78,165.



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SUITE	TENANT	SF	SUITE	TENANT	SF	SUITE	TENANT	SF
1	AT&T	1,400	6	Mick's Pub	5,700	10A	Mavis Tire	6,500
2	Great Clips	1,320	7A	Starbucks	2,100	10B	Tommy's Car Wash	6,500
3	Domino's	1,540	7B	A2Z Nails	1,145	11	AVAILABLE	2,500
4	Jersey Mike's	1,470	8	CVS Pharmacy	13,232	12	AVAILABLE	4,000
5	AVAILABLE	1,610	9	Fulton Bank	4,900	13	AVAILABLE	3,000



Bennett Williams

COMMERCIAL REAL ESTATE

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

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Suite 409, Exton, PA 19341

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
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WEST CHESTER OFFICE:

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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.

