

2416 WILLOW STREET PIKE

LANCASTER, PA 17602



FOR LEASE

PAD SITES & RETAIL SPACE

WILLOW VALLEY CROSSROADS



±32,000 VPD



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.



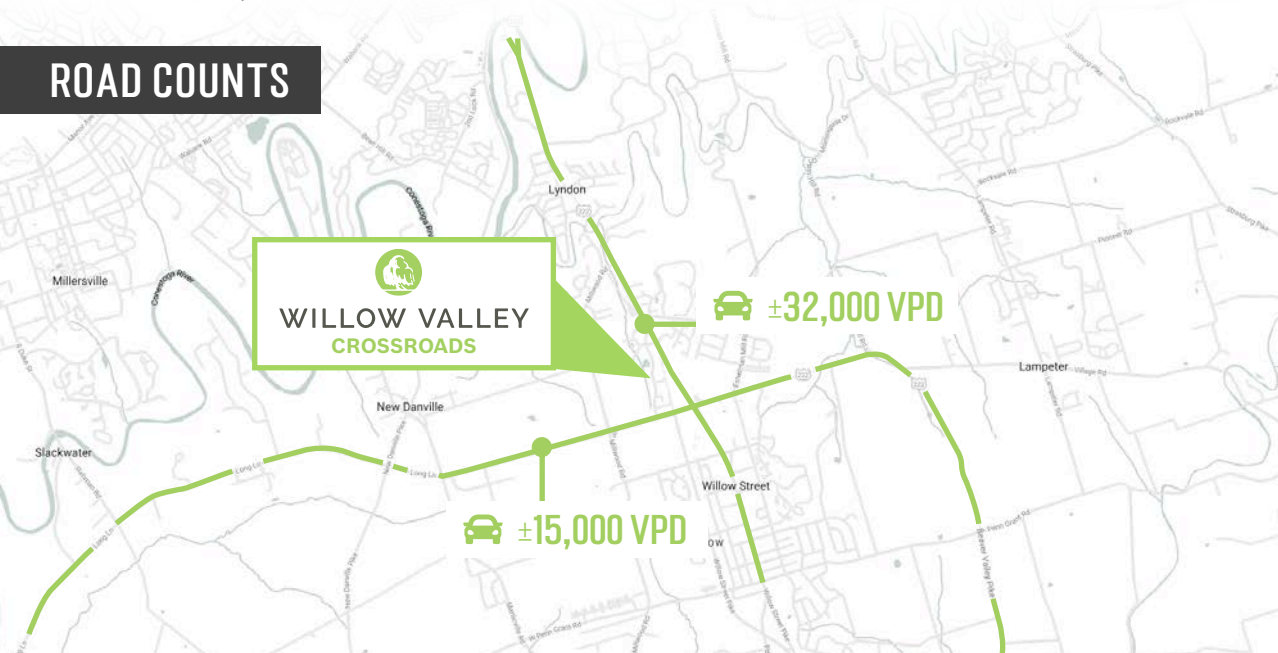


LOCATION

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.

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

ROAD COUNTS



TRAFFIC COUNTS: **WILLOW STREET PIKE $\pm 32,000$ 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.



SUITE	TENANT	SF	SUITE	TENANT	SF	SUITE	TENANT	SF
1	AT&T	1,400	7A	Starbucks	2,100	10B	Tommy's Car Wash	6,500
2	Great Clips	1,320	7B	A2Z Nails	1,145	11	AVAILABLE	2,500
3	Domino's	1,540	8	CVS Pharmacy	13,232	12	AVAILABLE	4,000
4-5	AVAILABLE	3,080	9	Fulton Bank	4,900	13	AVAILABLE	3,000
6	Mick's Pub	5,700	10A	Mavis Tire	6,500			



WILLOW VALLEY SQUARE SC
GIANT

KENDIG SQUARE
weis H&R BLOCK holiday hair
DOLLAR TREE DOLLAR GENERAL
FINE WINE & GOOD SPIRITS
PNC BANK GNC UPS planet fitness Ocean State JOB LOT
LIVE WELL.

Advance Auto Parts

SHEETZ

BURGER KING

M MEMBERS 1st
FEDERAL CREDIT UNION

TACO BELL

McDonald's

OneMain Financial

WILLOW STREET PIKE - ±32,000 VPD

222

WILLOW VALLEY CROSSROADS
MICK'S ALL-AMERICAN PUB AT&T
Great Clips Starbucks Domino's
Fulton Bank CVS pharmacy
LISTENING IS JUST THE BEGINNING.®

DOUBLE TREE
BY HILTON



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