

2416 Willow Street Pike  
Lancaster, PA 17602



*For Lease*

# WILLOW VALLEY CROSSROADS



## Property Overview

Available  
±1,540 - 4,000 SF

## Surrounding Retailers

**MICK'S**  
ALL AMERICAN PUB



**Fulton Bank**

**CVS**  
pharmacy™

**Great Clips®**

Join Southern Lancaster's newest retail development! Willow Valley Crossroads features Starbucks, 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.

Adam Hagerman | Cale Bruso  
Brad Rohrbaugh | Chad Stine  
717.843.5555 | [www.bennettwilliams.com](http://www.bennettwilliams.com)

York Office: 3528 Concord Rd. York, PA 17402  
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341  
Lancaster Office: 2173 Embassy Drive, Suite 201, Lancaster, PA 17601  
New Jersey Office: 309 Fellowship Rd, Suite 200, Mt. Laurel, NJ 08054

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# WILLOW VALLEY

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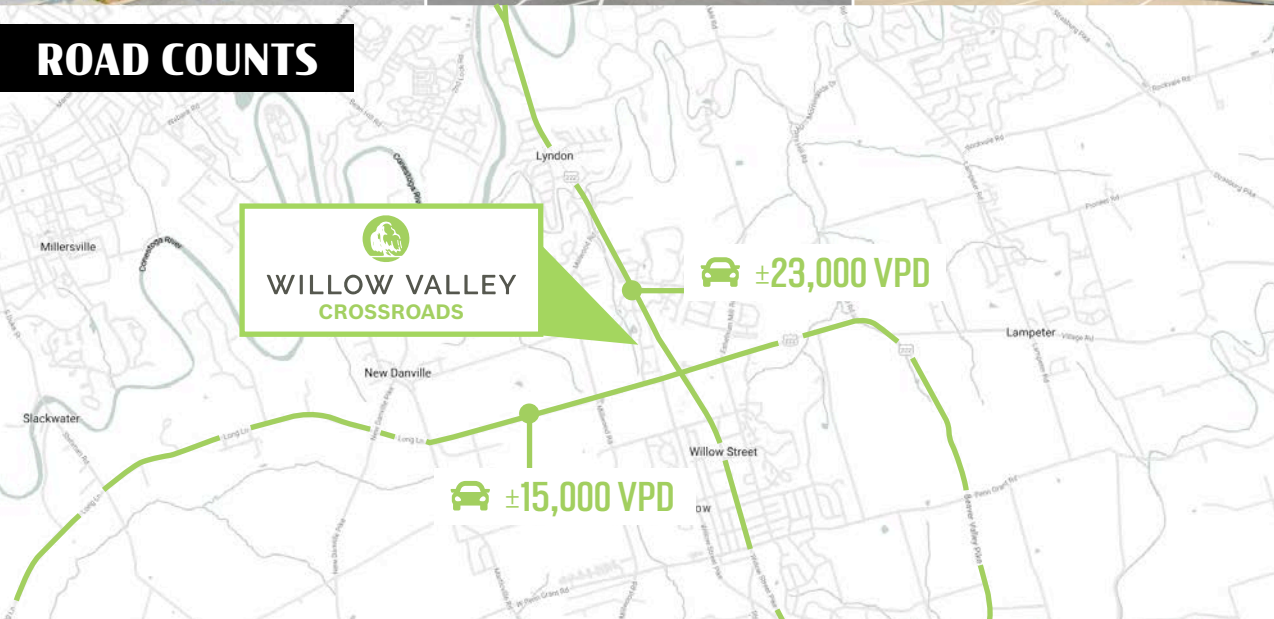
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## *Location*

Located along Willow Street Pike (Rt. 222) with over 23,000 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



## *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 139,660 people with household incomes of more than \$65,000/year across 53,613 households. The demographics within a 7-mile radius include 187,607 people in 72,721 homes with an average household income of \$71,075.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	47,166	60,181	135,246
TOTAL EMPLOYEES	8,618	49,084	108,666
AVERAGE HHI	\$67,603	\$68,105	\$71,785
TOTAL HOUSEHOLDS	3,043	24,170	53,879

**TRAFFIC COUNTS:** Willow Street Pike ± 23,000 VPD

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## SITE PLAN



SUITE TENANT SF			SUITE TENANT SF			SUITE TENANT SF			SUITE TENANT SF		
1	AT&T	1,400	5	AVAILABLE	1,540	8	CVS Pharmacy	13,232	11	AVAILABLE	2,500
2	Great Clips	1,320	6	Mick's Pub	5,700	9	Fulton Bank	4,900	12	AVAILABLE	4,000
3	Domino's	1,540	7A	Starbucks	2,100	10A	Proposed: Mavis Tire	6,500	13	AVAILABLE	3,000
4	AVAILABLE	1,540	7B	AZZ Nails	1,145	10B	Proposed: Tommy's Car Wash	6,500	TOTAL		56,917

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## MARKET AERIAL

Willow Valley Square SC

**GIANT**



**Advance Auto Parts**

**OneMain Financial**

**SHEETZ**

**M<sup>st</sup> MEMBERS 1<sup>st</sup>**

**BURGER KING**

**TACO BELL**

**Kendig Square**

**weis**

H&R BLOCK

holiday hair

**DOLLAR TREE**

**DOLLAR GENERAL**

FINE WINE & GOOD SPIRITS

**PNC BANK**

**GNC**  
LIVE WELL

**ups**

planet fitness

Ocean State  
**JOB LOT**

**Willow Street Pike - ±23,000 VPD**

**222**

**WILLOW VALLEY CROSSROADS**

**MICK'S**  
ALL-AMERICAN PUB

**AT&T**

Great Clips

**Starbucks**

**Fulton Bank**

**CVS pharmacy**

**DOUBLETREE**  
BY HILTON

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