

2416 Willow Street Pike
Lancaster, PA 17602



For Lease

WILLOW VALLEY CROSSROADS



Property Overview

Pad Sites & Retail Space
Available

Surrounding Retailers

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.



BW COMMERCIAL Adam Hagerman | Cale Bruso | Brad Rohrbaugh | Chad Stine
For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com

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Location

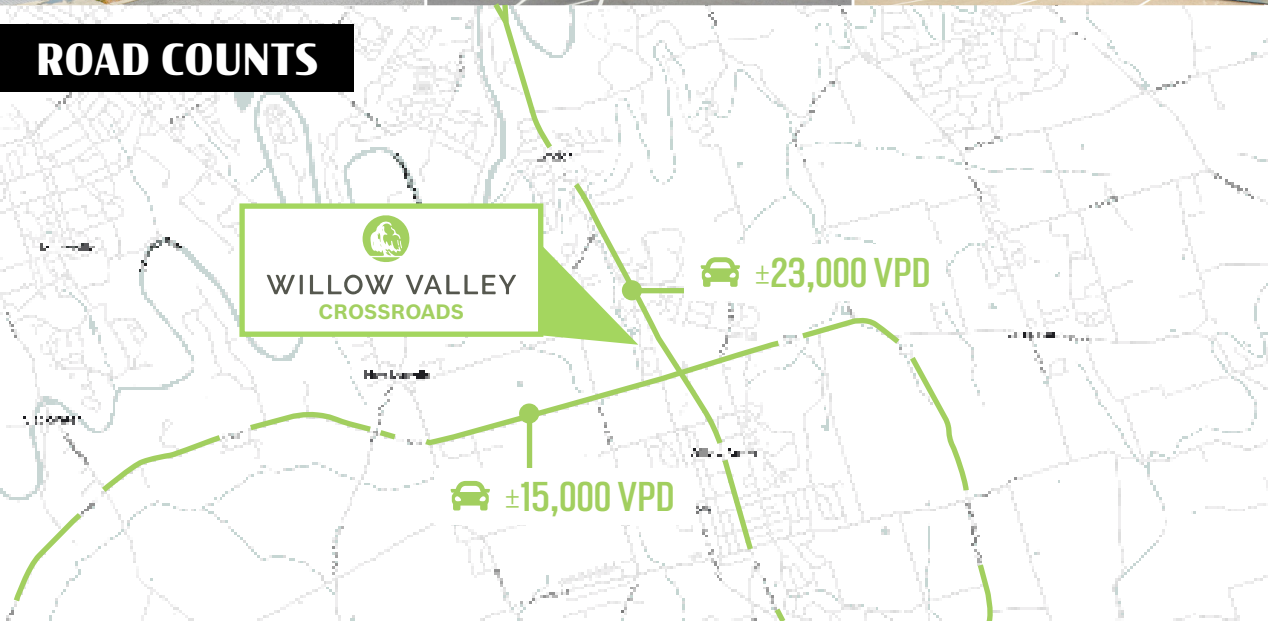
Located along Willow Street Pike (Rt. 222) with over 23,000 CPD, Willow Street is the dominant shopping destination for a majority of Southern Lancaster County having a draw of over 20 minutes. Within close proximity to the site is the 3,000+ Residents at Willow Valley Communities and the new 144-Unit Willow Run townhouse apartment complex. Willow Street Pike is also a main thoroughfare for Lancaster Residents commuting to Baltimore, Towson, Perryville, and Aberdeen, MD.



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.

ROAD COUNTS



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	6	Mick's Pub	5,700	9	Fulton Bank	4,900	12	AVAILABLE	4,000
2	Great Clips	1,320	7A	Starbucks	2,100	10A	Mavis Tire	6,500	13	AVAILABLE	3,000
3	Domino's	1,540	7B	AZZ Nails	1,145	10B	Tommy's Car Wash	6,500			
4-5	Frisco's Chicken	3,080	8	CVS Pharmacy	13,232	11	AVAILABLE	2,500			



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MARKET AERIAL

Kendig Square



Willow Valley Square SC

GIANT



Willow Street Pike - ±23,000 VPD



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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.

At Bennett Williams, your investments are always in good hands. Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the investment sales segment of the industry.



Bennett Williams is a member of the Capital Markets Real Estate Network, a nationwide network of professionals dedicated to, and specializing in the capital markets segment of commercial real estate. CMRE is comprised of the most highly-qualified, best-experienced independent Capital Market real estate professionals.



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