

± 1,680 - 50,000 SF

# Dairyland Square

10 Dairyland Square | Red Lion, PA 17356

FOR LEASE



## Overview

Dairyland Square, a 144,780 square foot neighborhood retail shopping center ideally located in the heart of the Red Lion, PA market. The project features a wide variety of available square footages making this a great opportunity for any type of retailer. Dairyland Square features signalized access from East Main Street, and is surrounded by a wide variety of retailers such as Rite-Aid, AutoZone, Dollar General, M&T Bank, and many others.

Join:



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## Location

Dairyland Square is situated in the vastly growing Red Lion market. The project is located between two prominent Central PA school districts, Dallastown to the West and Red Lion to the East. The property is surrounded by residential developments such as Indigo Pointe Townhomes, Providence Place Apartments, and Country Court Manor to name a few.

## Trade Area

Adding to the stability of the project, Dairyland Square shows a 20-minute drive time demographic of over 374,373 people with household incomes of more than \$80,017 and daytime employment demographics equally as strong with 165,889. The demographics within a 10-mile radius include 222,794 people in 87,686 homes, a labor force of 120,794 with an average household income of \$76,429. The area's growth since 2000 has increased over 12.6% with over 11,037 new homes



## Available Space

AVAILABLE  
± 1,680 –  
50,000 SF



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	32,257	64,628	130,974
TOTAL EMPLOYEES	7,265	17,688	48,839
AVERAGE HHI	\$81,230	\$88,897	\$85,662
TOTAL HOUSEHOLDS	12,906	26,487	50,981

TRAFFIC COUNTS: E. Main Street - ±11,000 VPD

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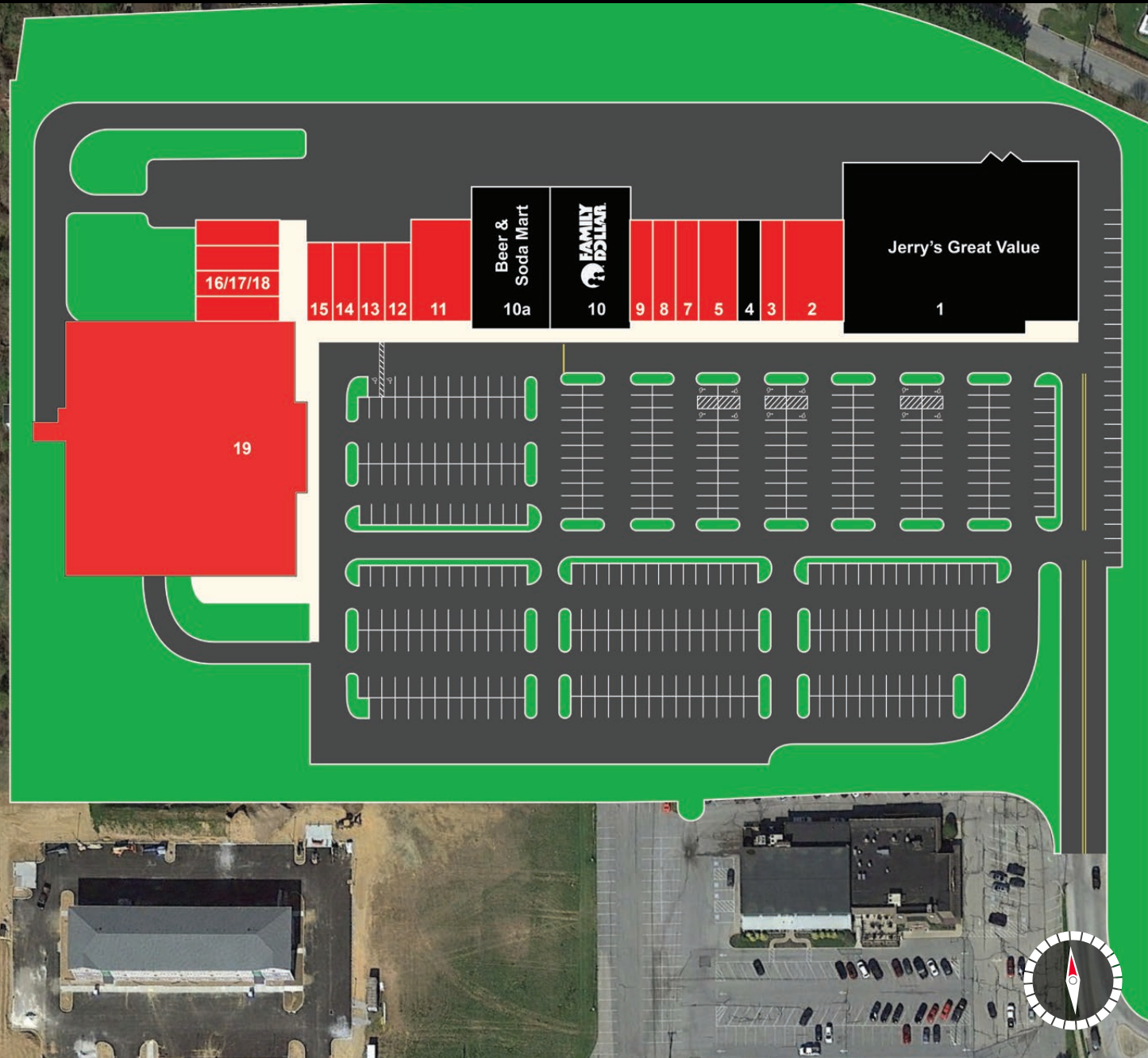
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## SITE PLAN

### TENANT ROSTER

SPACE	TENANT	AREA (SQ FT)
1	Jerry's Great Value	35,046
2	Available	6,000
3	Available	2,925
4	Dairyland Restaurant	2,500
5	Available	3,500
7	Available	2,500
8	Available	2,000
9	Available	2,950
10	Family Dollar	8,619
10a	Beer & Soda Mart	7,940
11	Available	6,000
12	Available	1,680
13	Available	1,680
14	Available	1,920
15	Available	1,920
16/17/18	Available	7,600
19	Available	50,000



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## MARKET AERIAL



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