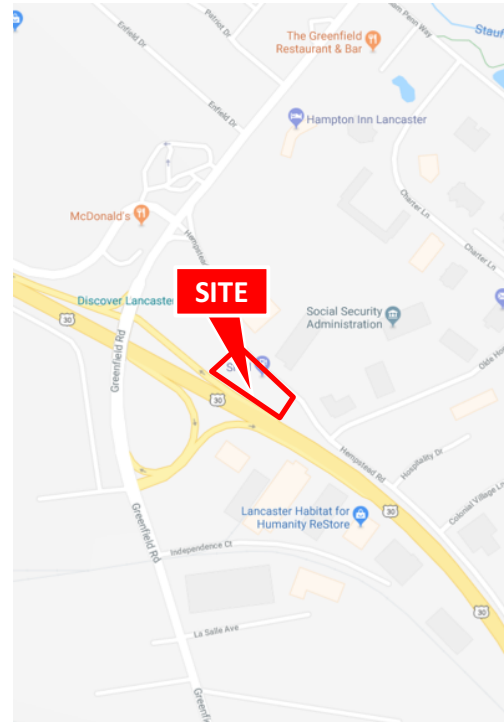
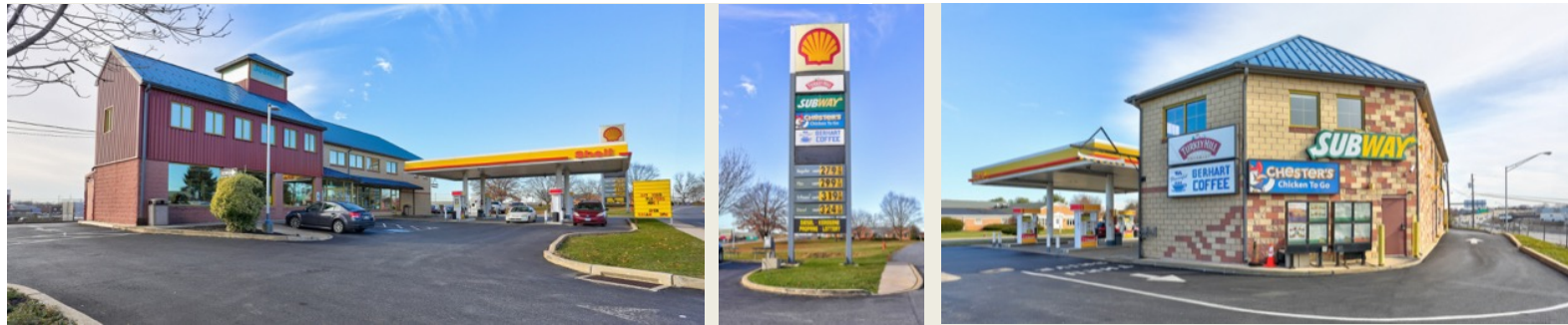


1741 HEMPSTEAD ROAD

Lancaster, PA | 17601



• 1 ACRE

• 3,208 SF OF RETAIL SPACE

PROJECT

1741 Hempstead Road is a 3,208 square-foot free standing retail building located in the east-end of Lancaster, Pennsylvania right off of Route 30 (58,000 CPD). This site presents a tremendous opportunity for a retailer to enter into a very tight corridor with great visibility and access along Route 30. The property is within close proximity to the market's only Costco, Best Buy, Lowe's, Mattress Warehouse and Member's First Federal Credit Union.

LOCATION

Along with its great visibility and access to Route 30, this site benefits from a demographic area that includes a dense office and residential population, including Greenfield Corporate Center. Route 30 acts as the main west-to-east thoroughfare in the Lancaster market. With the high concentration of traffic driven by the surrounding retail, residential and office developments, this property is convenient for any type of user.

TRADE AREA

Adding to the stability of the project, 1741 Hempstead Road shows a 20-minute drive time demographic of over 417,176 people with household incomes of more than \$80,818 and daytime employment demographics equally as strong with 242,933. The demographics within a 10-mile radius include 318,703 people in 121,947 homes, a labor force of 200,651 with an average household income of \$82,286. The area's growth since 2000 has increased over 13.8% with over 16,847 new homes.

DEMOGRAPHICS

3 MILES

5 MILES

7 MILES

Population	67,390	145,684	217,243
Average HHI	\$71,900	\$74,034	\$80,675
Number of Households	25,313	56,324	83,137

TRAFFIC COUNTS

Route 30: 58,000 CPD

NEARBY RETAILERS



York Office: 3528 Concord Rd. York, PA 17402

Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341

Lancaster Office: 2173 Embassy Drive, Lancaster, PA 17603

BRAD ROHRBAUGH | CHAD STINE

717-843-5555

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