

# LYKENS VALLEY PLAZA

4686 US Route 209 | Elizabethville, PA | 17023

± 4,000 - 12,000 SF AVAILABLE | FOR LEASE



## PROJECT

Lykens Valley Plaza is a 54,000 square foot, Wal-Mart shadow anchored shopping center ideally located along Route 209 (8,600 VPD) in Elizabethville, PA. The center has national co-tenants such as McDonald's and CVS, generating traffic to the site. The project is well maintained and provides plenty of parking around the center, which makes Lykens Valley Plaza perfect for any type of user.

## LOCATION

Lykens Valley Plaza is strategically located along Route 209 (8,600 VPD) with great visibility and pylon signage. Next to the center is the only Wal-Mart in the surrounding areas, generating traffic from multiple markets along Route 209. The trade area extends over 5 miles, which brings in an expansive customer base. With a concentration of traffic driven by the nearby national retailers, the center pulls from the immediate and surrounding areas.

## TRADE AREA

The stability of Lykens Valley Plaza is attributed to the 20-minute drive time demographic of over 24,487 people with household incomes of more than \$65,836 and daytime employment demographics equally as strong with 19,606. The demographics within a 10-mile radius include 30,202 people in 12,592 homes, a labor force of 24,237 with an average household income of \$67,769. The areas growth has increased 10.3% with over 1,301 new homes since 2000.



POPULATION		1 MILES - 629	EMPLOYEES		1 MILES - 386
		5 MILES - 8,703			5 MILES - 1,543
		10 MILES - 30,240			10 MILES - 2,643
AVERAGE HHI		1 MILES - \$71,332	HOUSEHOLDS		1 MILES - 364
		5 MILES - \$66,523			5 MILES - 3,517
		10 MILES - \$65,665			10 MILES - 12,357

**TRAFFIC COUNTS:** ROUTE 209: 8,600 VPD

ACTIVE MEMBER OF:  
**RETAIL BROKERS NETWORK**

**BLAKE SHAFFER | JUSTIN WILLITS**  
717-843-5555  
www.bennettwilliams.com

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Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, change in price, prior sale, withdrawal without notice, or other conditions.

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## TENANT ROSTER

SPACE	TENANT	AREA (SQ FT)
1	DMV	1,500
2	TOBACCO SHOP	1,500
3	HANK'S SMOKIN' HOT BBQ	1,500
4	CHINA WOK	1,500
5a	AVAILABLE	4,000
5b	LCBC	6,000
6	AVAILAVLE	10,000
7	AVAILABLE	12,000
8	CVS	16,000



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