

For Lease

1561 State Route 209

±38,080 SF

Millersburg, PA 17061

±38,080 SF
Newly Renovated Store Front

Separately Owned
weis

DOLLAR GENERAL

SMUCKER GARDENS
EST. 1996

±5,000 VPD

209



Blake Shaffer | Ashlee Lehman | Brad Rohrbaugh | Chad Stine
For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com

ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

COMMERCIAL BROKERAGE. *Redefined.*

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Property Overview

1561 State Route 209 is a well-located 42,040 square foot Weis Shadow anchored shopping center located along State Route 209 in Millersburg, PA. The site sits adjacent to Dollar General and is located near other national retailers such as CVS, Rite Aid, and Chevrolet, to name a few. 1561 State Route 209 is a great opportunity for any retailer looking to establish a foothold in the Millersburg market.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	7,040	12,615	20,721
TOTAL EMPLOYEES	3,826	4,913	6,519
AVERAGE HHI	\$69,670	\$71,238	\$78,147
TOTAL HOUSEHOLDS	2,954	5,194	8,423

TRAFFIC COUNTS: **State Road Rt 209** - ± 5,000 VPD



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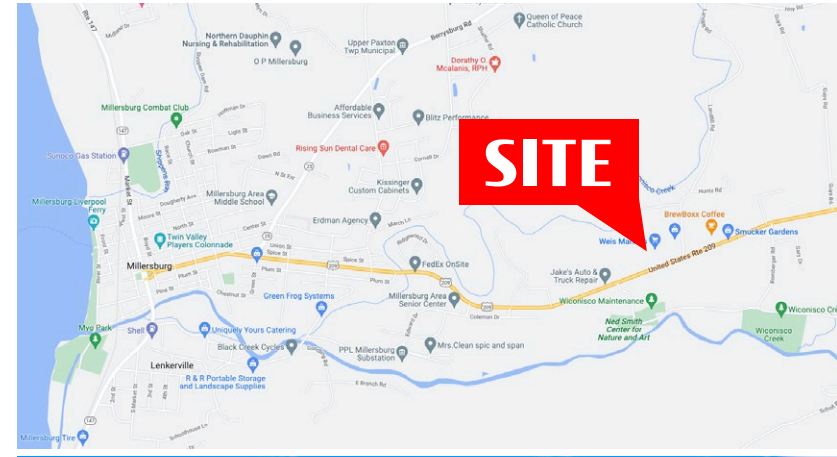
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Location

1561 State Route 209 is ideally located along US-209 providing easy access for travelers East and West bound. The center is easily accessible from State Route 209 and benefits from being the main thoroughfare of the Millersburg market. The site is within 2 miles of downtown Millersburg, which hosts a dense residential area with numerous schools, employers, and retailers. With the concentration of traffic driven by the surrounding retail and residential area, the project pulls from the immediate trade area as well as surrounding markets.

Trade Area

1561 State Route 209 benefits from a 20-minute drive time demographic of over 15,149 people with household incomes of more than \$67,832 and daytime employment demographics equally as strong with 12,221. The demographics within a 10-mile radius include 31,757 people in 13,025 homes, a labor force of 25,600 with an average household income of \$73,077. The areas growth has increased 12.4% with over 1,619 new homes.



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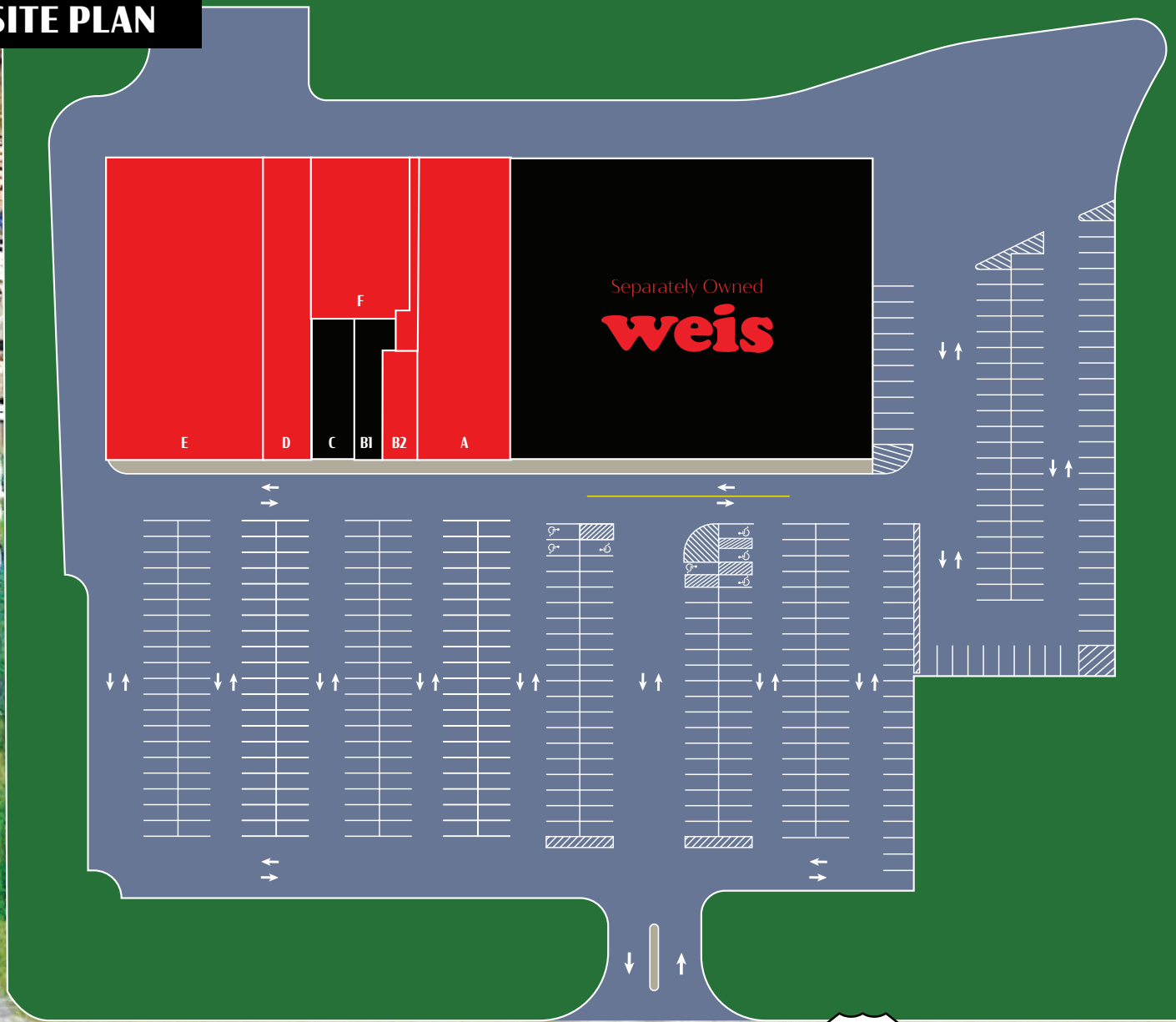
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1561 State Route 209

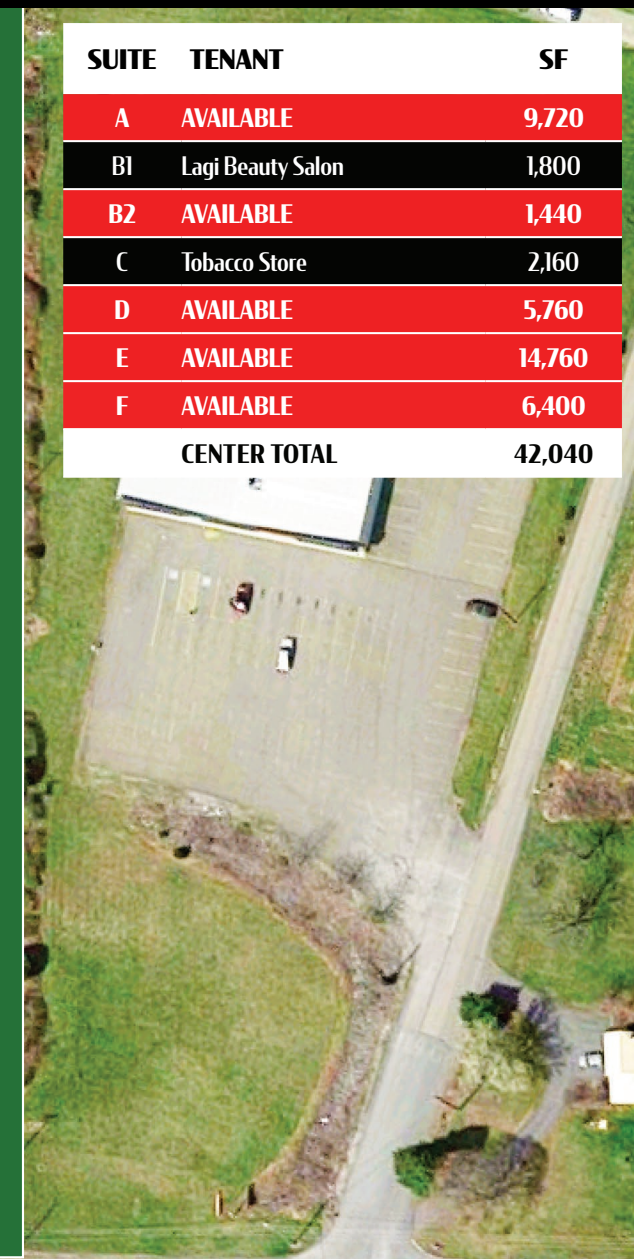
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SITE PLAN



SUITE	TENANT	SF
A	AVAILABLE	9,720
B1	Lagi Beauty Salon	1,800
B2	AVAILABLE	1,440
C	Tobacco Store	2,160
D	AVAILABLE	5,760
E	AVAILABLE	14,760
F	AVAILABLE	6,400
CENTER TOTAL		42,040



209 ±5,000 VPD



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MARKET AERIAL



PAPA JOHN'S
Better Ingredients. Better Pizza.

weis

DOLLAR GENERAL

Site

TRUIST

CHEVROLET

VIRGINIA LEE EMBROIDERY

CVS pharmacy
NAPA AUTO PARTS



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Bennett Williams

COMMERCIAL REAL ESTATE

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

EXTON OFFICE:

1 E. Uwchlan Ave.
Suite 409, Exton, PA 19341

WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1
West Chester, PA 19380

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
State College, PA 16803

NEW JERSEY OFFICE:

236 E. Route 38, Suite 130
Moorestown, NJ 08057

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LANDLORD
REPRESENTATION

TENANT
REPRESENTATION

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SALES

PROPERTY
MANAGEMENT



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.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

