

1580 Strickler Road

Mount Joy, PA | 17545

For Lease



Property Overview

Available
±3,435 SF

Surrounding Retailers



TACO BELL

T Mobile

SHEETZ



**tropical
SMOOTHIE
CAFE**

1580 Strickler Road is a 9,445 SF new-construction retail shopping center conveniently positioned right off of the Esbensshade Road exit of Route 283. Slated for turnover first quarter 2019, 1580 Strickler Road provides a great opportunity for any retailer to join the fast-growing Mt. Joy/Donnegal, PA market. The project is located within 2 miles of the largest indoor sports complex in the country, Spooky Nook Sports, which hosts year-round sporting events to an audience of over 950,000 people per year. Also, within close proximity to this site are other area draws including the Tanger Outlets, Dutch Wonderland, Rockvale Outlets and The American Music Theatre, which attract over 2,100,000 tourists per year. The convenient location of this project and the vast number of tourists that the market draws every year will bring increased traffic and growth to the immediate area.



Blake Shaffer | Justin Willits | Brad Rohrbaugh | Chad Stine

For Sale/Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

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Location

The strategically positioned 1580 Strickler Road benefits from having signalized access along Esbenshade Road. The project also benefits from having visibility along Route 283 ($\pm 54,000$ VPD) and Route 230 ($\pm 11,000$ VPD). Located in Rapho Township, the project is located within a fast-growing market of residential, retail and warehouse distribution, making it the ideal location for any use.

Trade Area

Approximately 11,000,000 tourists come to the Lancaster area each year, generating a direct economic impact of \$1.92 billion. Adding to the stability of the project, 1580 Strickler Road shows a 20-minute drive time demographic of over 286,583 people with a median household income of \$73,203 and daytime employment demographics equally as strong with 150,067. The demographics within a 10-mile radius include 306,700 people in 119,628 homes, a labor force of 150,067 with an average household income of \$72,932. The area's growth has increased over 17.6% since 2000 with over 17,283 new homes.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	13,549	56,723	121,972
TOTAL EMPLOYEES	7,584	19,720	58,917
AVERAGE HHI	\$72,497	\$80,345	\$77,178
TOTAL HOUSEHOLDS	5,608	22,033	47,901

TRAFFIC COUNTS: E Main St (Rt 230) - $\pm 11,612$ VPD
Ebenshade Rd - $\pm 5,987$ VPD | Strickler Rd - $\pm 1,800$ VPD



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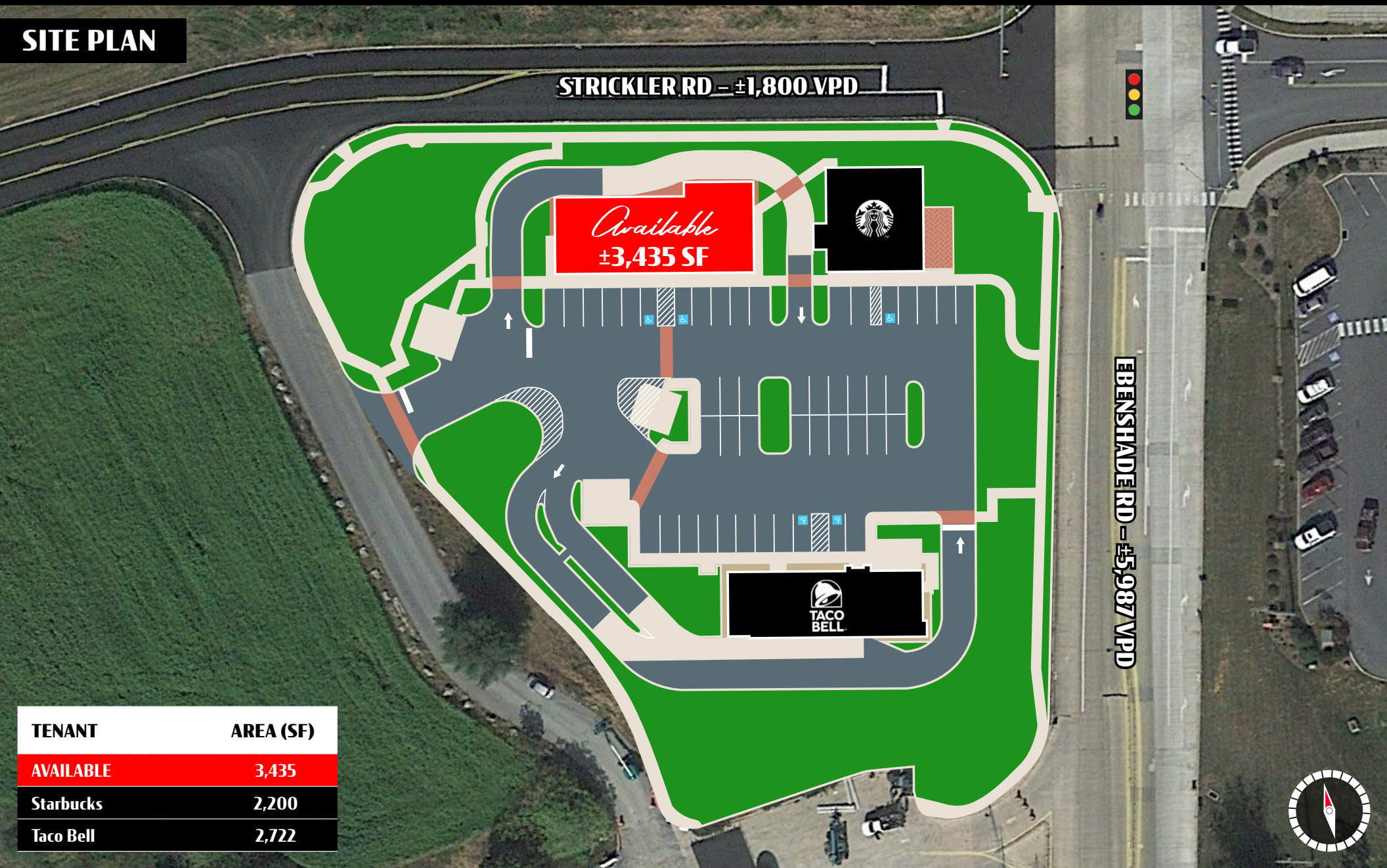
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SITE PLAN



TENANT	AREA (SF)
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AVAILABLE	3,435
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Starbucks	2,200
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Taco Bell	2,722
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ACTIVE MEMBER OF:

RETAIL BROKERS NETWORK

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MARKET AERIAL



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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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