

AVAILABLE FOR LEASE



# CHELSEA SQUARE

1643 Manheim Pike | Lancaster, PA 17601

**Bennett WILLIAMS**  
COMMERCIAL REAL ESTATE



TALBOTS

**weis**

chico's

**MILAN**  
Laser Hair Removal

**J.O.S. A. BANK**  
The New Tradition Since 1905



**Manheim Pike = \$19,000 VPD**



JOIN RETAILERS

**weis**

TALBOTS



chico's

**MILAN**  
Laser Hair Removal

**J.O.S. A. BANK**  
The New Tradition Since 1905

# CHELSEA SQUARE

## PROJECT OVERVIEW

Chelsea Square is a 96,855 square-foot Weis Markets anchored retail shopping center centrally located in Lancaster, Pennsylvania, situated at a signalized intersection along Manheim Pike (19,000 VPD). The center is anchored by Weis Markets and includes other leading, national retailers such as Jos. A. Banks and Chico's just to name a few. With its traffic generating tenant lineup, Chelsea Square is one of the primary shopping destinations in the North Lancaster market.

### MAJOR TENANTS

Weis - 45,000 SF

Talbot's - 10,973 SF

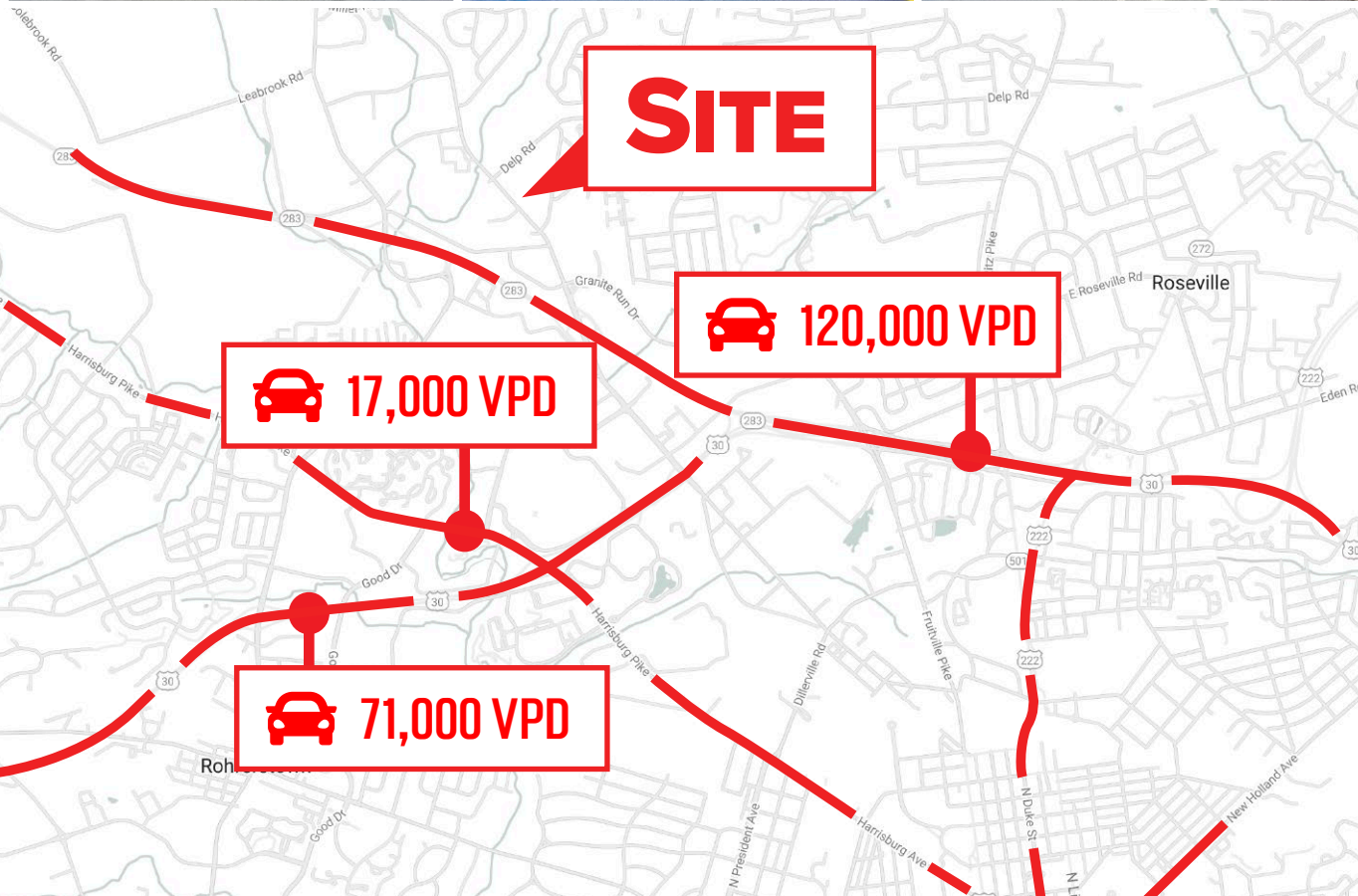
### AVAILABLE SPACE

± 1,300 - 3,200 SF



# PROPERTY LOCATION

Chelsea Square is strategically positioned with significant frontage in one of the market's primary retail corridors, Manheim Pike (Rt. 72). The center benefits from the high-volume traffic flow of Manheim Pike, which is one of the area's heaviest traveled roadways. Manheim Pike acts as a focal point for retail, with a trade area that extends more than 5 miles, attracting a vast customer base. With high concentration of traffic driven by the anchor tenant within the center, as well as the surrounding retail, the center pulls from not just the immediate trade area but the surrounding market points as well.

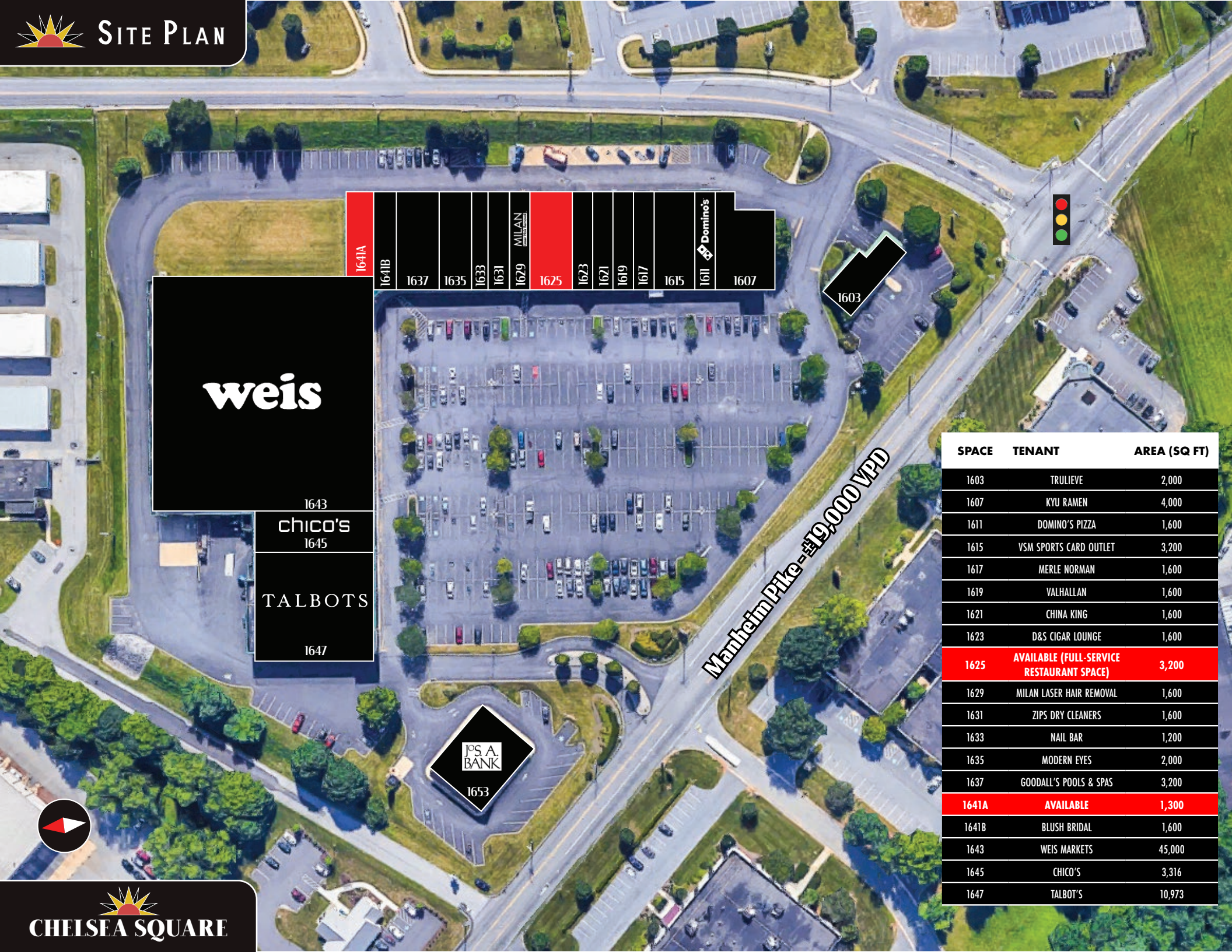


## TRADE AREA

Adding to the stability of the project, Chelsea Square shows a 20-minute drive time demographic of over 431,845 people with household incomes of more than \$80,997 and daytime employment demographics equally as strong with 248,655. The demographics within a 10-mile radius include 330,727 people in 128,541 homes, a labor force of 199,827 with an average household income of \$81,372. The area's growth since 2000 has increased over 14.7% with 18,996 new homes.

DEMOGRAPHICS	1 MILES	5 MILES	10 MILES
POPULATION	4,196	175,493	340,280
TOTAL HOUSEHOLDS	1,545	68,459	131,887
AVG HHI	\$97,954	\$94,549	\$92,786





**weis**

1643  
**chico's**  
1645

**TALBOTS**

1647

**U.S. A. BANK**

1653

1641A  
1641B  
1637  
1635  
1633  
1631  
1629 MILAN  
1625  
1623  
1621  
1619  
1617  
1615  
1611 Domino's  
1607

**Manheim Pike = 19,000 VPD**

1603

SPACE	TENANT	AREA (SQ FT)
1603	TRULIEVE	2,000
1607	KYU RAMEN	4,000
1611	DOMINO'S PIZZA	1,600
1615	VSM SPORTS CARD OUTLET	3,200
1617	MERLE NORMAN	1,600
1619	VALHALLAN	1,600
1621	CHINA KING	1,600
1623	D&S CIGAR LOUNGE	1,600
<b>1625</b>	<b>AVAILABLE (FULL-SERVICE RESTAURANT SPACE)</b>	<b>3,200</b>
1629	MILAN LASER HAIR REMOVAL	1,600
1631	ZIPS DRY CLEANERS	1,600
1633	NAIL BAR	1,200
1635	MODERN EYES	2,000
1637	GOODALL'S POOLS & SPAS	3,200
<b>1641A</b>	<b>AVAILABLE</b>	<b>1,300</b>
1641B	BLUSH BRIDAL	1,600
1643	WEIS MARKETS	45,000
1645	CHICO'S	3,316
1647	TALBOT'S	10,973



**Granite Run Square**

PLATO'S CLOSET KFC Ritas PALM BEACH TAN

**CHELSEA SQUARE**

weis chico's TALBOTS JO'S A.BANK

**Overlook Town Center**

CHIPOTLE MEXICAN GRILL noodles & COMPANY BUFFALO WILD WINGS SportClips (HAIRCUTS) AT&T DUCK DONUTS

**Hawthorne Centre**

Walmart HOBBY LOBBY Panera BREAD MISSION BBQ five BELOW

**Parkview Plaza**

TJ-maxx JOANN CRUNCH

Hilton Garden Inn planet fitness CARMAX

**Fruitville Crossings**

Starbucks AspenDental FIVE GUYS BURGERS and FRIES

**Park City Mall**

Boscov's JCPenney KOHL'S BJs ROUND1 BONEFISH GRILL LUSH EXPRESS LONGHORN STEAKHOUSE UFC GYM H&M Apple MK MICHAEL KORS

at home ALDI DUNKIN'

**Lancaster Shopping Center**

GIANT sweetFrog PRIMANTI BROS. Orangetheory FITNESS

Penn Medicine Lancaster General Health

theVitamin Shoppe JARED The Callers Of Jewelry LA Z BOY

**Red Rose Commons**

weis PETSMART BEST BUY HomeGoods PartyCity BARNES & NOBLE Burlington

**Shoppes at Belmont**

Target WHOLE FOODS MARKET DICK'S SPORTING GOODS ULTA NORDSTROM rack P.F. CHANGS Jersey Mike's SUBS Chick-fil& CORELIFE EATERY FINE WINE & GOOD SPIRITS

**The Crossings at Conestoga Creek**

Wegmans ETHAN ALLEN Starbucks REEL CINEMAS pure barre FIRST WATCH THE DAYTIME CAFE MILLER'S ALE HOUSE

**Golden Triangle SC**

Marshalls Staples DOLLAR TREE LAIFITNESS

## OUR LOCATIONS:

### YORK OFFICE:

3528 Concord Rd.  
York, PA 17402

### LANCASTER OFFICE:

150 Farmington Lane, Suite 201  
Lancaster, PA 17601

### EXTON OFFICE:

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

### STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205  
State College, PA 16803

### WEST CHESTER OFFICE:

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

### NEW JERSEY OFFICE:

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

## LISTING AGENTS:



### Blake Shaffer

BShaffer@bennettwilliams.com



### Ashlee Lehman

ALehman@bennettwilliams.com



### Brad Rohrbaugh

BRohrbaugh@bennettwilliams.com



### Chad Stine

CStine@bennettwilliams.com

## CONTACT US

717.843.5555 | [www.bennettwilliams.com](http://www.bennettwilliams.com)



## 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.

