

AVAILABLE FOR LEASE



CHELSEA SQUARE

1643 Manheim Pike | Lancaster, PA 17601

Bennett Williams
COMMERCIAL REAL ESTATE



TALBOTS

weis

1,300 SF
AVAILABLE

chico's

MILAN
Laser Hair Removal

JOS. A. BANK
The New Tradition Since 1905



Manheim Pike = \$19,000 VPD



JOIN RETAILERS



weis

TALBOTS



chico's

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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 Talbot's 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

Talbot's - 10,973 SF
Weis - 45,000 SF

AVAILABLE SPACE

± 1,300 SF



JOS. A. BANK

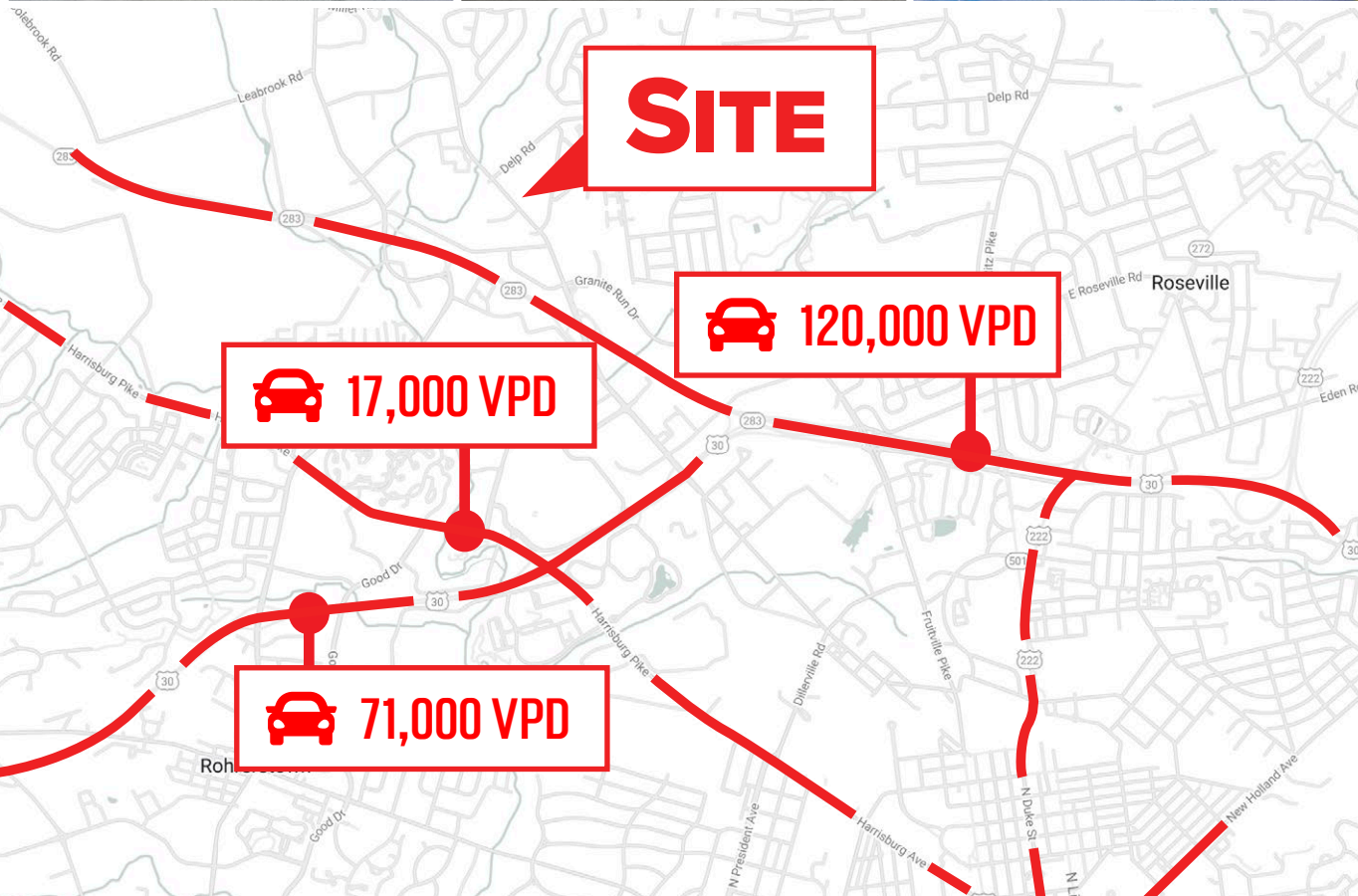
chico's

TALBOTS



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

JOS. A. BANK

1653

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

1603

Manheim Pike = 19,000 VPD

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
1625	iZUMI HIBACHI & SUSHI	3,200
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
1641A	AVAILABLE	1,300
1641B	BLUSH BRIDAL	1,600
1643	WEIS	45,000
1645	CHICO'S	3,316
1647	TALBOT'S	10,973
1653	JOS A BANKS	4,266



CHELSEA SQUARE

MILAN Laser Hair Removal | chico's | TALBOTS | JPS.A.BANK | **weis**

Overlook Town Center

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

Granite Run Square

PLATO'S CLOSET | KFC | Ritas | PALM BEACH TAN

Hilton Garden Inn | planet fitness

Hawthorne Centre

Walmart | HOBBY LOBBY | Panera BREAD | MISSION BBQ The American Way | five BELOW

Parkview Plaza

T.J. maxx | CRUNCH

CARMAX

Fruitville Crossings

Starbucks | AspenDental practice made perfect | FIVE GUYS BURGERS and FRIES

at home | ALDI | DUNKIN'

Lancaster Shopping Center

GIANT | sweetFrog premium foods only! | PRIMANTI BROS. | Orangetheory FITNESS

Park City Mall

Boscov's | JCPenney | KOHL'S | UFC GYM | H&M | BJ's RESTAURANT BREWHOUSE | ROUND1 BOWLING & AMUSEMENT | BONEFISH GRILL | LONGHORN STEAKHOUSE EXPRESS | LUSH FRESH HANDMADE COSMETICS | Apple | MK MICHAEL KORS

Penn Medicine Lancaster General Health

theVitamin Shoppe | JARED The Galleria Of Jewelry | LA Z BOY

Red Rose Commons

THE HOME DEPOT | weis | BEST BUY | PETSMART | Burlington | HomeGoods | PEPBOYS | BARNES & NOBLE

Shoppes at Belmont

Target | WHOLE FOODS MARKET | EVERY SEASON STARTS AT DICK'S SPORTING GOODS | ULTA BEAUTY | NORDSTROM | rack | P.F. CHANG'S 华夏 | Jersey Mike's SUBS | Chick-fil& | CORELIFE EATERY | FINE WINE & GOOD SPIRITS

The Crossings at Conestoga Creek

Wegmans | ETHAN ALLEN | Starbucks | 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

NEW JERSEY OFFICE:

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

LISTING AGENTS:



Blake Shaffer

BShaffer@bennettwilliams.com



Cale Bruso

CBruso@bennettwilliams.com



Brad Rohrbaugh

BRohrbaugh@bennettwilliams.com



Chad Stine

CStine@bennettwilliams.com

CONTACT US

717.843.5555 | 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.

