

AVAILABLE FOR LEASE

Bennett WILLIAMS
COMMERCIAL REAL ESTATE



CHELSEA SQUARE

1643 Manheim Pike | Lancaster, PA 17601



TALBOTS

weis

chico's

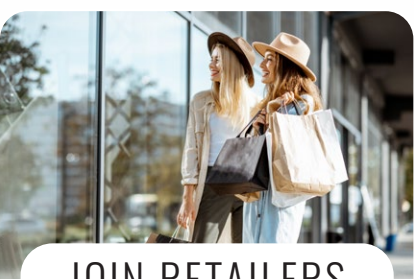
MILAN
Laser Hair Removal

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



M&T Bank

Manheim Pike = \approx 19,000 VPD



JOIN RETAILERS

weis

TALBOTS



chico's

MILAN
Laser Hair Removal

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

M&T Bank

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

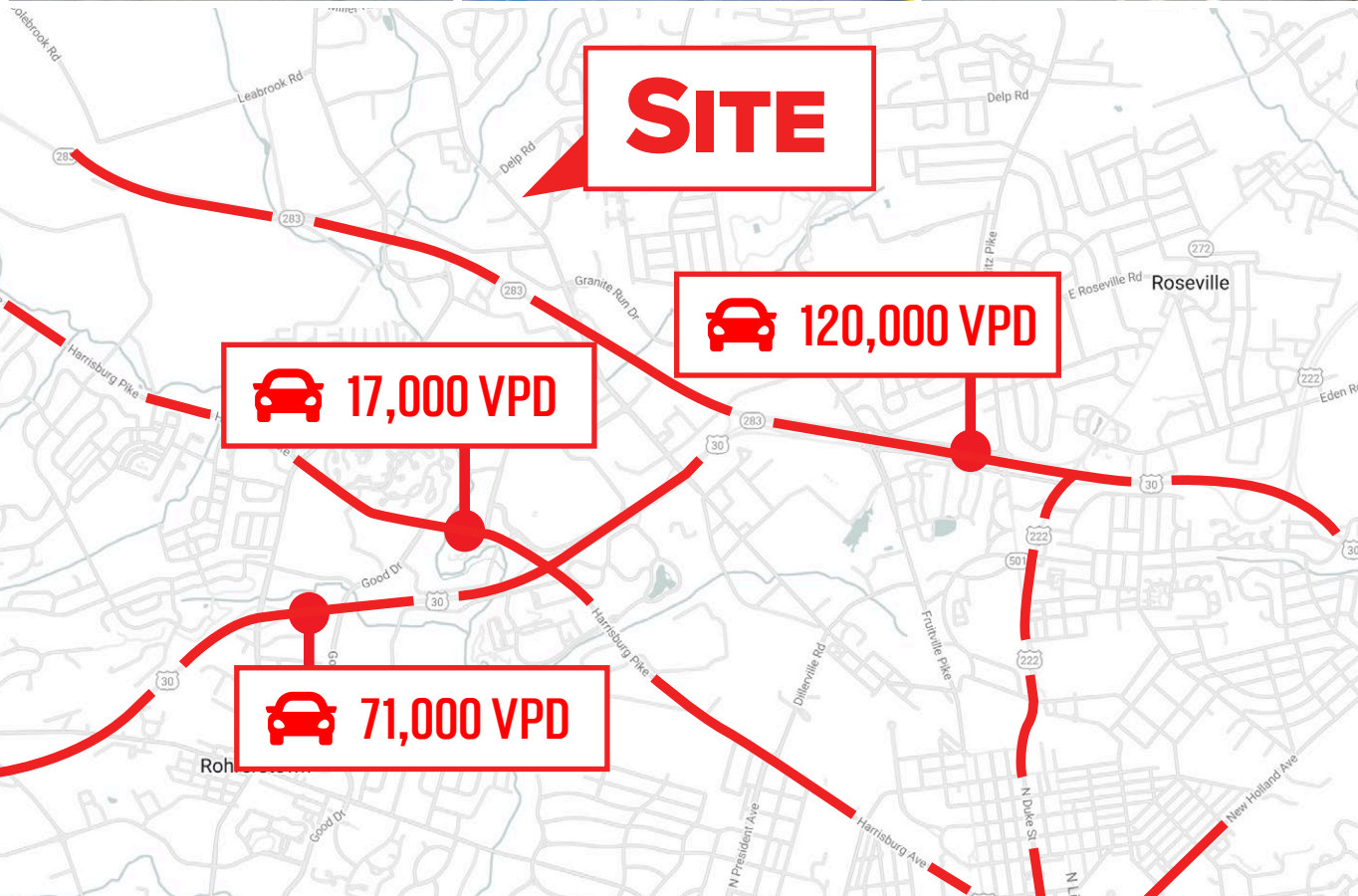
AVAILABLE SPACE

± 1,300 - 4,000 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

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 | M&T BANK | 2,000 |
| 1607 | AVAILABLE | 4,000 |
| 1611 | DOMINO'S PIZZA | 1,600 |
| 1615 | VSM SPORTS CARD OUTLET | 3,200 |
| 1617 | MERLE NORMAN | 1,600 |
| 1619 | AVAILABLE | 1,600 |
| 1621 | CHINA KING | 1,600 |
| 1623 | D&S CIGAR LOUNGE | 1,600 |
| 1625 | TOKYO DINER | 3,200 |
| 1629 | MILAN LASER HAIR REMOVAL | 1,600 |
| 1631 | AVAILABLE | 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 MARKETS | 45,000 |
| 1645 | CHICO'S | 3,316 |
| 1647 | TALBOT'S | 10,973 |
| 1653 | JOS A BANKS | 4,266 |

CHELSEA SQUARE

weis **chico's**
TALBOTS **JOS. A. BANK**
The New Tradition Since 1905

Overlook Town Center

CHIPOTLE **BUFFALO WILD WINGS** **AT&T**
MEXICAN GRILL HAIRCUTS DUCK DONUTS
noodles & company **SportClips**

Granite Run Square

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

Hawthorne Centre

Walmart **HOBBY LOBBY** **Panera BREAD**
MISSION BBQ **five BELOW**

Parkview Plaza

TJ-maxx **JOANN** **CRUNCH**

Fruitville Crossings

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

Park City Mall

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

Lancaster Shopping Center

GIANT **sweetFrog** **Orangetheory FITNESS**
PRIMANTI BROS.

ALDI **at home DUNKIN'**

Red Rose Commons

weis **PETSMART** **BEST BUY**
HomeGoods **Party City**
BARNES & NOBLE **Burlington**

Shoppes at Belmont

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

The Crossings at Conestoga Creek

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

Golden Triangle SC

Marshalls **Staples** **DOLLAR TREE** **LAIFITNESS**

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.

Our Retail Leasing Team provides top notch retail leasing services for all categories of retail real estate, whether institutional or local/regional, throughout the Central Pennsylvania landscape. We offer our vast knowledge, expertise and advanced network to leverage our long-standing relationship, to benefit your Investment.

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COMMERCIAL BROKERAGE. **REDEFINED.**

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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|-----------|
| 2,568,790 |
| 976,819 |
| 899,870 |
| 121,000 |
| 421,045 |
| 179,984 |
| 690,144 |
| 279,981 |
| 98,420 |
| 244,353 |
| 75,380 |
| 846,579 |
| 237,089 |
| 163,969 |
| 46,000 |
| 481,773 |
| 182,790 |
| 278,981 |
| 2,947,284 |