

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

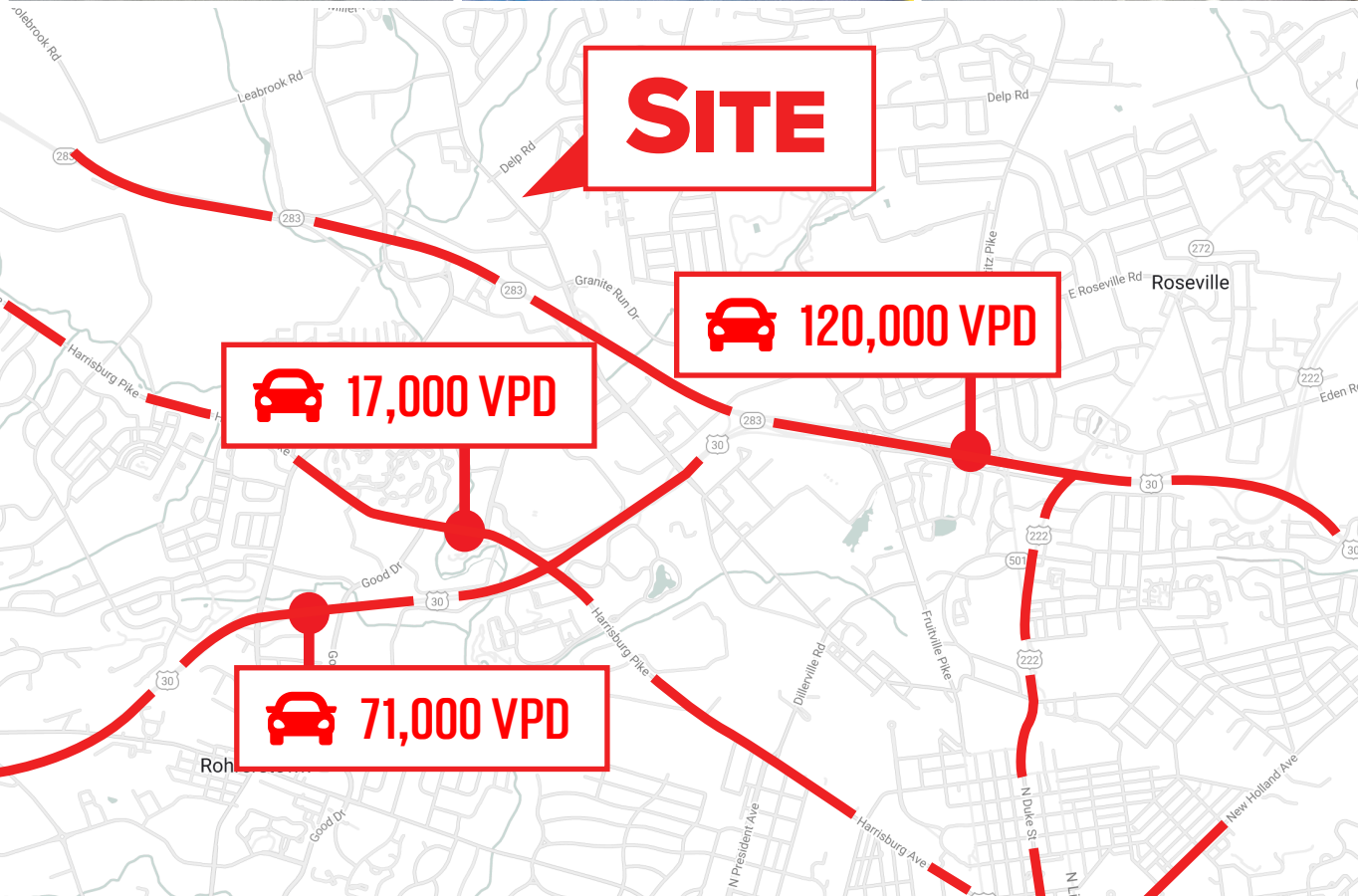
### AVAILABLE SPACE

± 1,300 - 2,000 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  
MILAN  
1629  
1625  
1623  
1621  
1619  
1617  
1615  
1611  
Domino's  
1607

1603

Manheim Pike = 19,000 VPD

SPACE	TENANT	AREA (SQ FT)
1603	AVAILABLE	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	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 Tradition Since 1905

### Overlook Town Center

**CHIPOTLE** **BUFFALO WILD WINGS** **AT&T**  
MEXICAN GRILL SPORTS 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**

**Hilton Garden Inn** **planet fitness**  
**CARMAX**

### 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**

**ALDI** **at home** **DUNKIN'**

### Lancaster Shopping Center

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

**Penn Medicine Lancaster General Health**

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

### 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 BEAUTY**  
**NORDSTROM rack**  
**P.F. CHANG'S** **Jersey Mike's SUBS**  
**Chick-fil&** **CORELIFE EATERY** **FINE WINE & GOOD 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.

## AGENTS:

### BLAKE SHAFFER

bshaffer@bennettwilliams.com

### ASHLEE LEHMAN

alehman@bennettwilliams.com

### BRAD ROHRBAUGH

brohrbaugh@bennettwilliams.com

### CHAD STINE

cstine@bennettwilliams.com

Phone: 717.843.5555

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

## OUR LOCATIONS:

### YORK OFFICE:

3528 Concord Rd.  
York, PA 17402

### LANCASTER OFFICE:

150 Farmington Lane, Suite 201  
Lancaster, PA 17601

### WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310  
Williamsport, PA 17701

### EXTON OFFICE:

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

### NJ OFFICE:

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

### WEST CHESTER OFFICE:

107 E Chestnut St, Suites 107  
West Chester, PA 19380

# 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.

