

For Lease
±1,400 SF

2232 Lincoln Highway E

Lancaster, PA 17603

2232 Lincoln Highway East is a 7,591 square-foot new construction retail shopping center ideally positioned along Lincoln Highway East (Rt. 30), which is the main thoroughfare for Lancaster, PA. and its tourism and shopping district. The project sits directly in front of the Tanger Outlets which recently underwent an expansion project bringing the total square footage up to 377,000 square feet of retail shopping. Other area draws include the Rockvale Outlets, Dutch Wonderland and The American Music Theatre which cumulatively brings over 2,100,000 tourists to the immediate area every year. To coincide with its mass tourism numbers, the project benefits from excellent visibility along Lincoln Highway East (Rt. 30) which sees over 41,000 VPD. The location of this project and the vast numbers of tourists that the market draws every year, will bring increased traffic and growth to Quality Center year after year.

Join Nearby Retailers



west elm RALPH LAUREN



Ashlee Lehman | Blake Shaffer | Brad Rohrbaugh | Chad Stine
For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

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Lancaster, PA 17603

Location Overview



Location

The strategically positioned 2232 Lincoln Highway East benefits from having 2 points of access along Lincoln Highway East (Rt. 30) which sees over 41,000 VPD. Lincoln Highway East also provides easy access to other major roadways in the market, including: Route 30 (84,000 VPD), Route 283 (46,000 VPD), and Route 222 (53,000 VPD). Located in East Lampeter Township, the project is surrounded by a great mix of family entertainment venues, dense retail and residential, making it the ideal location for any use.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	24,771	105,014	180,230
TOTAL EMPLOYEES	17,191	59,020	94,705
AVERAGE HHI	\$90,895	\$84,978	\$88,833
TOTAL HOUSEHOLDS	9,507	40,364	69,592
TRAFFIC COUNTS: Lincoln Highway East - ± 41,000 VPD			



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Trade Area

Adding to the stability of the project, 2232 Lincoln Highway East shows a 20-minute drive time demographic of over 383,245 people with household incomes of more than \$75,233 and daytime employment demographics equally as strong with 229,301. The demographics within a 10-mile radius include 288,642 people in 109,674 homes, a labor force of 180,720 with an average household income of \$75,312. The area's growth since 2000 has increased over 13.0% with over 14,260 new homes.



Tanger Outlets





Market Aerial

East Towne Centre

Gabe's **OLIE'S OUTLET** Bargain GOOD STUFF CHEAP
Burlington FIVE GUYS BURGERS and FRIES
DOLLAR TREE Red Lobster
HARBOR FREIGHT TOOLS Quality Tools at Ridiculously Low Prices
McDonald's

avid
 AN IHG HOTEL

MIDAS

Pep Boys

First National Bank

6

EconoLodge
 BY GARDEN HOTELS

SITE
CHUPOTLE
Jersey Mike's

SONIC

at&t

W DUTCH WONDERLAND

CARTOON NETWORK HOTEL

Red Roof Inn
 ACCOR HOTELS

golden corral
 Buffet & Grill

POPEYES

Applebee's
 GRILL & BAR

TEXAS
 BROS

ihop

Comfort SUITES

TARGET

Covered Bridge Mkt

PET SMART

Panera BREAD

GameStop

cicis

cricket wireless

ILERA HEALTHCARE
 A TERRACORD COMPANY

Quality Center

adidas

DXL
 BIG + TALL

ATI
 PHYSICAL THERAPY

DOLLAR TREE

T-Mobile

Waffle House

Walmart

DUNKIN'

WINGATE
 BY WYNDHAM

Friendly's

Wawa

Starbucks

Arby's

COUNTRY
 INNS & SUITES
 BY HARRIS

Fairfield
 BY HARRIOTT

WYNDHAM
 HOTELS & RESORTS

LONGHORN
 STEAKHOUSE

tru
 by Hilton

Red Robin
 COUNTRY BURGERS & BEERS

Wendy's

Chick-fil-A

Lincoln Highway E
 ± 41,000 VPD

Tanger Outlets

NikeFactoryStore **OLD NAVY** **west elm**
OUTLET
Eddie Bauer **J.CREW** **THE NORTH FACE**
POTTERY BARN
Michael Kors **H&M** **UNDER ARMOUR** **FAMOUS footwear**
RALPH LAUREN **GAP**
Columbia Sportswear Company **vineyard vines**

Mill Creek Square

ALDI **Staples** **petco**
 where the healthy pets go
Christmas Tree Shops **and That!**
ROSS **BED BATH & BEYOND** **FINE WINE & GOOD SPIRITS**
 DRESS FOR LESS

The Shops @ Rockvale

Crate&Barrel **carter's** **Disney** **FAMOUS footwear**
RACK ROOM SHOES **KIRKLAND'S** **ORVIS**
ANN TAYLOR **LOFT** **Olive Garden** **BURGER KING** **THE CHILDREN'S PLACE**
RAINBOW **LANE BRYANT** **GYMBOREE**
KFC **QDOBA** **maurices** **Comfort INN** **BB&T** **LONG JOHN SILVERS**



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ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

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About Bennett Williams

Bennett Williams
COMMERCIAL REAL ESTATE

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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