

LINCOLN SQUARE

2495 LINCOLN HWY E | LANCASTER, PA 17602

For Lease

±2,525 - 5,039 SF



Property Overview

Lincoln Square is a 64,858 SF premier retail shopping center ideally positioned along Lincoln Highway East (Rt 30), which is the main thoroughfare for Lancaster, Pa., and its tourism district. The project recently underwent a complete façade renovation, which includes new pylon signage. Lincoln Square is located less than 1 mile from area draws including the Rockvale Outlets, Tanger 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 its 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 Lincoln Square year after year.

Join National Retailers



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



COMMERCIAL BROKERAGE. *Redefined.*

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Location

The strategically positioned Lincoln Square benefits from having 3 points of access along Lincoln Highway East (Rt 30), two of which are signalized. Lincoln Highway East (Rt 30) sees over 41,000 VPD and 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.



VISITS PER YEAR

1.4 Million



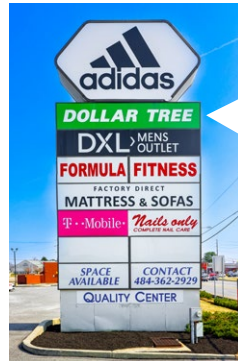
AVG. DWELL TIME

36 Minutes



STATE RANKING

26/520



ANNUAL VISITS

263.6K

STATE RANKING

35/281

Trade Area

Approximately 11,000,000 tourists come to the Lancaster area each year, generating a direct economic impact of \$1.92 billion. The trade area is ranked 5th among the 49 DMAs in Pennsylvania. The immediate trade area has also seen a growth in population of 4.9% in the last 10 years which is above the national average. The closest regional retail corridors to Lincoln Square include Route 30 and Fruitville Pike. Route 30 is highlighted by The Park City Mall which is a regional enclosed mall anchored by Round 1 Entertainment, Boscov's, JCPenney, Kohl's; other co-tenants include Apple, Michael Kors, Express, H&M and more. Fruitville Pike is highlighted by the Shoppes at Belmont which is a high-end, new construction, Target and Whole Foods anchored shopping center with co-tenants including Nordstrom Rack, PF Chang's, Starbucks, ULTA & Dick's Sporting Goods.



Chick-fil-z
Annual Visits: 775.4K
5/56 State Ranking

adidas
Annual Visits: 203.5K
2/7 State Ranking

DOLLAR TREE
Annual Visits: 263.6K
35/281 State Ranking

WAFFLE HOUSE
Annual Visits: 101.9K
4/9 State Ranking

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	62,644	161,332	278,529
TOTAL EMPLOYEES	42,280	112,256	172,121
AVERAGE HHI	\$77,202	\$68,439	\$73,981
TOTAL HOUSEHOLDS	23,174	60,667	105,257



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Site Plan

SPACE	TENANT	SF
1	Jimmy John's	2,000
2	Vape Shop	1,445
3	Great Clips	1,400
4	AVAILABLE	2,525
6	DXL	5,989
9	Adidas	7,532
10	Dollar Tree	11,700
14/15	Formula Fitness	11,550
16	Cocalico Creek Home	4,485
17	AVAILABLE	3,337
18	T-Mobile	1,080
19	Nails Only	1,080
20-21	AVAILABLE	5,039
22	Rolled Cold Creamery	2,485
PAD	Waffle House	2,450
CENTER TOTAL		64,858



Lincoln Highway E ± 41,000 VPD



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Market Aerial

East Towne Centre

Gabe's **OLIE'S OUTLET** Bergain
GOOD STUFF CHEAP

Burlington FIVE GUYS
BURGERS and FRIES

DOLLAR TREE **Red Lobster**

HARBOR FREIGHT TOOLS **McDonald's**

Quality Tools at Ridiculously Low Prices

avid
AN IHG HOTEL

MIDAS

Pepp Boys

First National Bank

6

EconoLodge
BY CHOICE HOTELS

at&t

Walt Disney World
DUTCH WONDERLAND

Red Roof Inn
ACCESS HOTELS

Applebee's
GRILL & BAR

PET SMART

Panera
BREAD

GameStop

cicis

cricket
wireless

ILERA
HEALTHCARE
A TERRASCEND COMPANY

Comfort Suites

Target

LINCOLN SQUARE

adidas **DXL** **DOLLAR TREE**
BIG + TALL

T-Mobile **WAFFLE HOUSE**

Walmart

DUNKIN'

Friendly's

Starbucks

WINGATE
BY WYNDHAM

Wawa

golden corral
buffet & grill

POPEYES

ihop

Arby's

Wendy's

Red Robin
GOURMET BURGERS AND BEERS

Tanger Outlets

OLD NAVY **west elm**
NikeFactoryStore

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**

COUNTRY
SHIRTS & SUITERS

Fairfield
BY HARRIOTT

WYNDHAM
HOTELS & RESORTS

LONGHORN
STEAKHOUSE

tru
by Hilton

Mill Creek Square

ALDI **Staples** **petco**
where the healthy pets go

Christmas Tree Shops and That!

ROSS DRESS FOR LESS **BED BATH & BEYOND** **FINE WINE & GOOD SPIRITS**

The Shops @ Rockvale

Crate&Barrel **carter's** **Disney** **FAMOUS** footwear

RACK ROOM SHOES **KIRKLAND'S** Home Decor Gifts & More **ORVIS**

LOFT **Olive Garden** **BURGER KING** **THE CHILDREN'S PLACE**

Rainbow **LANE BRYANT** **GYMBOREE**

QDOBA **maurices** **Comfort INN** **BB&T** **LONG JOHN SILVERS**



Bennett Williams

COMMERCIAL REAL ESTATE

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

EXTON OFFICE:

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

WEST CHESTER OFFICE:

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

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310
Williamsport, PA 17701

NEW JERSEY OFFICE:

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

LISTING AGENTS:



Blake Shaffer

BShaffer@bennettwilliams.com



Ashlee Lehman

ALehman@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

LANDLORD
REPRESENTATION

TENANT
REPRESENTATION

INVESTMENT
SALES

PROPERTY
MANAGEMENT



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.

