

LINCOLN SQUARE

2495 LINCOLN HWY E | LANCASTER, PA 17602

For Lease
±1,728 - 5,796 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



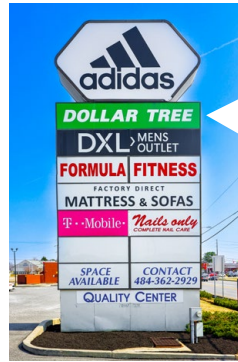
AVG. DWELL TIME

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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ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

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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	5,796
22	AVAILABLE	1,728
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 **OLLIE'S OUTLET** *Bargain*
Burlington FIVE GUYS *BURGERS and FRIES*
DOLLAR TREE **Red Lobster**
HARBOR FREIGHT TOOLS **McDonald's**
Quality Tools at Ridiculously Low Prices

MIDAS **Pep Boys** **First National Bank** **6**
Walmart **DUNKIN'** **WINGATE BY WYNDHAM**

avid
AN IHG HOTEL

EconoLodge
BY CHOICE HOTELS

at&t

Wendy's
DUTCH WONDERLAND

Applebee's
GRILL & BAR

Covered Bridge Mktp

PET SMART **Panera BREAD**
GameStop **cicis**
cricket wireless **ILERA HEALTHCARE**
A TERRASCEND COMPANY

TEXAS
SCAKES

Red Roof Inn
ACCESS HOTELS

CARTOON NETWORK HOTEL

golden corral
buffet & grill

ihop

Comfort SUITES

Target

LINCOLN SQUARE

adidas **DXL** **DOLLAR TREE**
BIG + TALL **WAFLE HOUSE**
T-Mobile

Starbucks **Friendly's** **Wawa**
Arby's

POPEYES

Wendy's

Red Robin
GOURMET BURGERS & BEERS

Chick-fil-c

Lincoln Highway E #41,000 VPD

Tanger Outlets

OLD NAVY **west elm**
EST. 1920 **OUTLET** **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 & SUITES BY COUNTRY

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 **BED BATH & BEYOND** **FINE WINE & GOOD SPIRITS**

The Shops @ Rockvale

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



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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