

LINCOLN SQUARE

2495 LINCOLN HIGHWAY EAST | LANCASTER, PA 17602



±2,525 - 4,485 SF
FOR LEASE

PROPERTY OVERVIEW

Lincoln Square is a premier 64,858 SF retail shopping center strategically located along Lincoln Highway East (Rt 30), the main route through Lancaster, PA, and its tourism hub. The center had undergone a full façade renovation in 2023, including the addition of new pylon signage. Situated less than a mile from major attractions such as The Shops @ Rockvale, Tanger Outlets, Dutch Wonderland, and The American Music Theatre, attracting over 2.1 million visitors annually. Lincoln Square benefits from high visibility on Rt 30, which sees over 28,000 vehicles per day. The center's prime location and proximity to these popular tourist destinations ensure a steady flow of traffic and continued growth for years to come.

DEMOGRAPHICS	5 MILE	7 MILE	10 MILE
POPULATION	52,217	162,229	287,952
EMPLOYEES	27,674	72,133	125,266
AVERAGE HHI	\$117,920	\$110,612	\$115,495
HOUSEHOLDS	19,658	61,662	109,235



SITE PLAN

SPACE	TENANT	SF
1	AVAILABLE (W/ DRIVE THRU)	2,800
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	AVAILABLE	4,485
17	AVAILABLE	3,337
18	T-Mobile	1,080
19	Nails Only	1,080
20	AVAILABLE	2,980
21	Dominos	1,946
22	Rolled Cold Creamery	2,583
PAD	Waffle House	2,450



30

±28,000 VPD



MARKET OVERVIEW

East Towne Centre



Covered Bridge Mktp



Lincoln Square



Tanger Outlets



Mill Creek Square



The Shops @ Rockvale



LANCASTER COUNTY OVERVIEW

Lancaster County is located in South Central Pennsylvania along the Susquehanna River, approximately 70 miles west of Philadelphia. It is an area of just 984 square miles, houses a population of over 500,000 residents, and approximately 50,000 of them are under the age of 18. It is home to a diverse population with agricultural roots, a large Amish community, 60 municipalities, a third class city, and a strong sense of history.



Economic Impact

In 2023, direct visitor spending in Lancaster County amounted to \$2.6 billion, resulting in a **total economic impact of \$3.4 billion** when accounting for indirect and induced effects. This economic impact supported 25,679 jobs and generated \$242 million in state and local tax revenues.

The number of visitors to Lancaster County grew by 1.5% to reach 9.9 million in 2023. Although growth in overnight stays was somewhat tempered, day visitation saw solid increases. Additionally, rising consumer prices contributed to a 4.3% increase in visitor spending compared to the previous year.

Top 10 Employers:

1. Lancaster General Hospital
2. Mutual Assistance Group
3. Giant Food Stores LLC
4. County of Lancaster
5. Eurofins Lancaster Laboratories Inc
6. Lancaster School District
7. Dart Container Corporation
8. Masonic Villages of the Grand Lodge
9. Lancaster General Medical Group
10. Willow Valley Communities

Employment by Industry

(2023 estimates in thousands)



\$2.6 BILLION

VISITOR SPENDING IN 2023



TRANSPORTATION

\$624 M
24%



FOOD & BEVERAGE

\$588 M
23%



REC/ENT

\$507 M
20%



RETAIL

\$486 M
19%



LODGING

\$372 M
14%

Entertainment & Attractions

History, culture, art, city life, and delicious food all come together in Lancaster, Pennsylvania. Whether you're a longtime fan who visits often or are crossing state lines to explore the area for the first time, Lancaster County is packed with options for an unforgettable stay.

Lancaster City and its surrounding countryside combine Dutch and German history and heritage, riveting American colonial history, and thriving Amish communities for a true melting pot of culture you won't find anywhere else. Exciting activities aren't far away, either. You can shop, dine, and enjoy art at the many stunning businesses throughout the historic city.



FULTON THEATRE



Transforming Your Artistic Vision



Historical Sites

Historic Rock Ford: Edward Hand's 18th-century mansion, offers guided tours, gardens, and the John J. Snyder, Jr. Gallery. Located minutes from downtown Lancaster on 33 acres.

President James Buchanan's Wheatland: James Buchanan's 1828 residence, one of two Pennsylvania-born presidents' homes, offers guided tours, a stroll through the Louise Arnold Tanger Arboretum, and museum exhibitions from LancasterHistory, just west of Lancaster City.

Lancaster Central Market: The oldest continually running farmers market in the U.S. since 1730, offers a diverse selection of produce, meats, dairy, candies, and freshly made foods, as well as flowers and home goods.

The Ephrata Cloister: The historic Ephrata Cloister, founded in 1732, was a unique monastic community with original Germanic buildings. It served as a hospital during the American Revolution and now offers tours of its intriguing structures and grounds.

The Strasburg Rail Road™: Experience the Strasburg Rail Road, America's oldest operating railroad, dating back to 1832. Enjoy a historic steam train ride through Amish countryside and special events like themed rides, wine tastings, and Thomas the Tank Engine days for kids.

The Landis Valley Village and Farm Museum: The Landis Valley Village and Farm Museum, the largest Pennsylvania German museum, highlights the culture of 18th- and 19th-century German immigrants with tours, historical items, heirloom seeds, and themed events.



Bennett Williams

COMMERCIAL REAL ESTATE

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

EXTON OFFICE:

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

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
State College, PA 16803

WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1
West Chester, PA 19380

NEW JERSEY OFFICE:

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

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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.

