

±1,000-4,750 SF

Manor Shopping Center

1204 Millersville Pike | Lancaster, PA | 17603

For Lease



Property Overview

Available
±1,000-4,750 SF

Manor Shopping Center is a 246,047 square foot dual anchored retail shopping center ideally located along Millersville Pike (17,000 VPD) in Lancaster, PA. This Weis Markets and Regal Cinema anchored center includes a dominant mix of national, regional, and local retailers including Big Lots, Guitar Center, Fine Wine & Good Spirits, Advance Auto Parts, and T-Mobile, just to name a few. With its traffic generating lineup of destination and convenience style tenants, this project is perfect for any type of user.

Surrounding Retailers

weis ♥ **CVS**
Advance **pharmacy™**
Auto Parts

FINE WINE & GOOD SPIRITS



Abe Khan | Blake Shaffer | Ashlee Lehman | Brad Rohrbaugh | Chad Stine

For Sale/Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

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Location

Manor Shopping Center is strategically positioned with significant frontage and signage along one of the area's primary retail shopping corridors, Millersville Pike, which sees over 17,000 VPD. This center not only benefits from the high traffic flow of Millersville Pike but also the surrounding retail which includes traffic generating tenants such as, Planet Fitness, Lowe's, Community Aid, and Giant. With a trade area that extends over 10 miles, this location attracts a vast customer base. With the high concentration of traffic driven by the grocery anchor and movie theater, as well as the surrounding retail, the center pulls from not just the immediate area but the surrounding market points as well.

Trade Area

Adding to the stability of the project, Manor Shopping Center shows a 15-minute drive time demographic of over 296,713 people with household incomes of more than \$82,709 and daytime employment demographics equally as strong with 187,323. The demographics within a 10-mile radius include 303,949 people in 117,187 homes, a labor force of 190,776 with an average household income of \$82,562. The area's growth since 2000 has increased over 13.1% with over 15,313 new homes.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	105,423	177,613	232,618
TOTAL EMPLOYEES	53,333	90,626	113,480
AVERAGE HHI	\$94,516	\$110,005	\$116,593
TOTAL HOUSEHOLDS	41,269	70,963	91,294

TRAFFIC COUNTS: **Millersville Pike** - ±17,000 VPD



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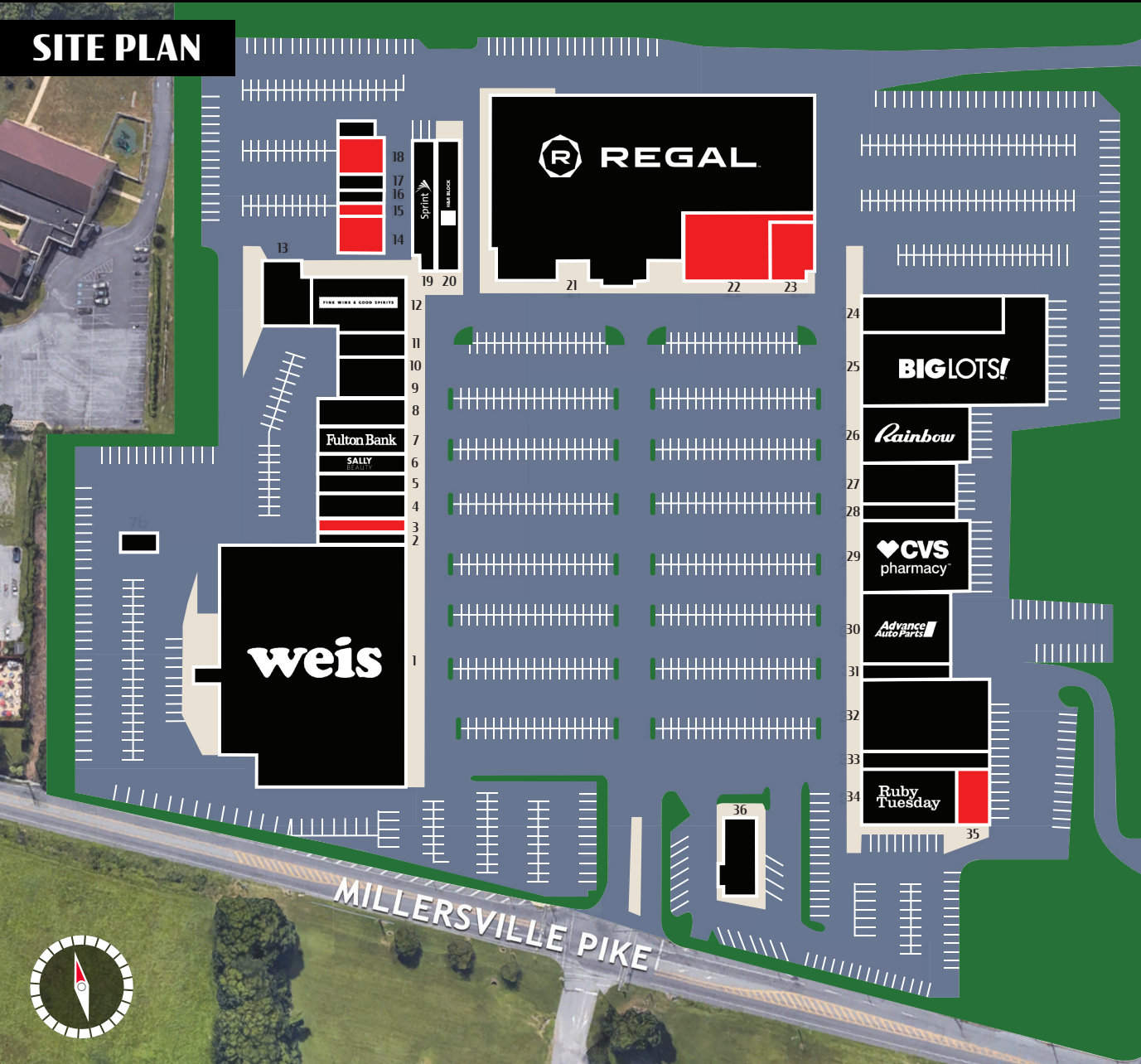


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SITE PLAN



SPACE	TENANT	AREA (SQ FT)
1	Weis	51,953
2	Boost Mobile	1,500
3	Mendez Barbers	1,500
4	Dental Dreams	3,000
5	King's Vapor	1,500
6	Sally Beauty Supply	2,000
7	Fulton Bank	3,865
7b	Dino Dipalo	400
8	Dollar Deluxe	2,365
9-10	4th Wall Comics	2,900
11	Ginmiya	3,500
12	Fine Wine & Good Spirits	7,364
13	Brewer's Outlet	5,350
14	AVAILABLE	2,000
15	AVAILABLE	1,000
16	One Stop Service	1,000
17	Lancaster Staffing Solution	1,000
18	AVAILABLE	2,000
19	Sprint	2,500
20	H&R Block	2,500
21	Regal Cinemas	68,720
22	AVAILABLE	4,750
23	AVAILABLE	2,520
24	Rent-A-Center	5,000
25	Big Lots	19,000
26	Rainbow	7,500
27	The Spot	4,000
28	Luciano Adragna Pizza	2,000
29	CVS Pharmacy	9,000
30	Advance Auto Parts	7,500
31	Royal Nails	1,500
32	Guitar Center	12,751
33	Metro PCS	1,800
34	Ruby Tuesday	5,120
35	AVAILABLE	2,520
36	McDonald's	2,419



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MARKET AERIAL



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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.

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.

INVESTMENT ADVISORS:

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