

945 E. Main Street | Mount Joy, PA 17552

AVAILABLE FOR LEASE —

2nd Generation Restaurant Space ±3,491 SF



Mount Joy Square is a 68,806 square-foot retail shopping center centrally located in Mount Joy, Pennsylvania, situated along East Main Street (16,000 VPD) with 2 points of access, one along East Main Street, and another along Elmcrest Boulevard. The center is anchored by a new Stauffers and features cotenants such as the UPS Store, Verizon, and State Farm, just to name a few.











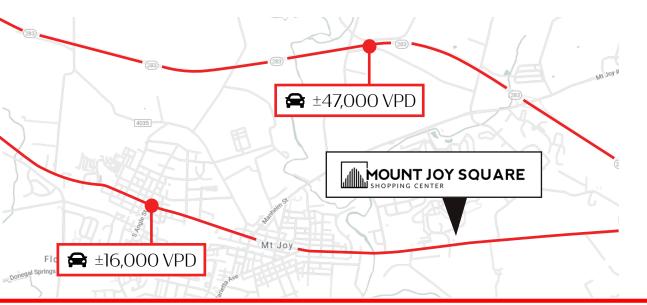


Mount Joy Square is strategically positioned with significant frontage in one of the market's primary retail corridors along East Main Street with 2 points of access, one of which is along the main road, East Main Street. The center benefits from the high-volume traffic flow of East Main Street, which is the main thoroughfare and is one of the heaviest traveled roadways in the market. East Main Street acts as a focal point for retail, with a trade area that extends more than 10 miles, attracting a vast customer base.











Trade Area

Adding to the stability of the project, Mount Joy Square shows a 15-minute drive time demographic of over 214,035 people with household incomes of more than \$87,373 and daytime employment demographics equally as strong with 142,113. The demographics within a 10-mile radius include 228,546 people in 90,372 homes, a labor force of 124,416 with an average household income of \$88,759. The area's growth since 2000 has increased over 16.9% with 15,297 new homes.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	17,650	45,543	115,333
TOTAL EMPLOYEES	7,032	16,671	48,231
AVERAGE HHI	\$93,172	\$96,933	\$93,924
TOTAL HOUSEHOLDS	7,412	17,753	44,834

TRAFFIC COUNTS:

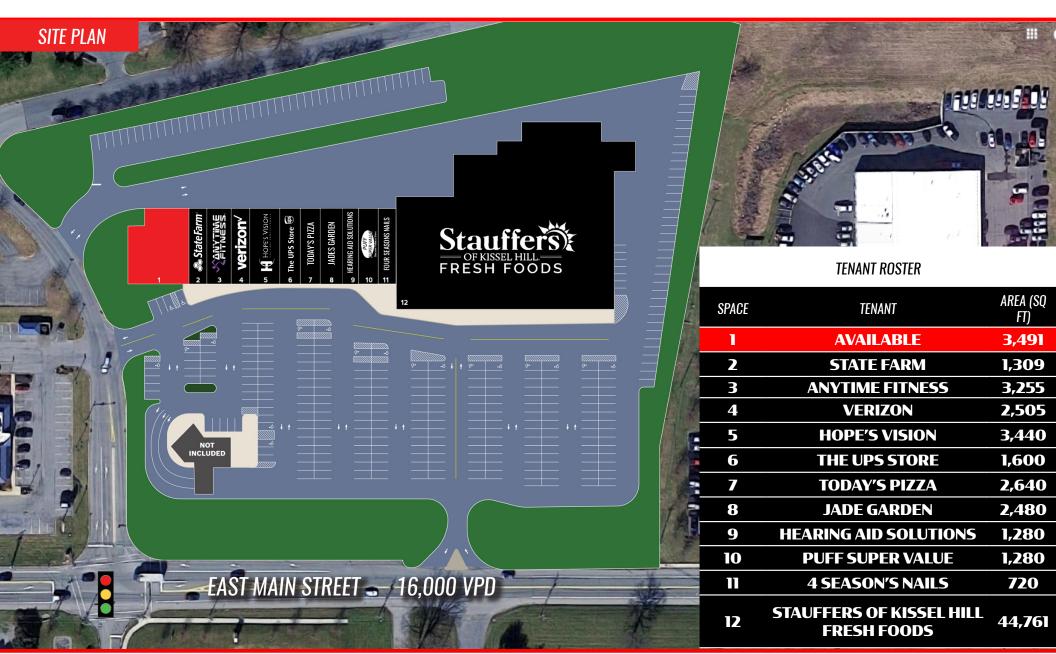
E. Main Street - ±16,000 VPD | PA 283 - ±47,000 VPD







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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

STATE COLLEGE OFFICE:

330 Innovation Park, Suite 205 State College, PA 16803

NEW JERSEY OFFICE:

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

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