

# WESLEY PLAZA

1010 Wesley Drive | Mechanicsburg, PA | 17055

± 7,888 SF AVAILABLE | FOR LEASE



JOIN **Uni-Mart™** Edward Jones® **SUBWAY** **PAPA JOHN'S**

## PROJECT

Wesley Drive Plaza, a 22,270 square foot neighborhood retail shopping center centrally located in Mechanicsburg, Pennsylvania which is situated along Wesley Drive. The center includes a solid mix of national, regional and local Tenants such as, Edward Jones, Sherry & Co. Hair Salon, Mechanicsburg Chiropractic, Subway and The Uni-Mart, just to name a few. With its traffic generating lineup of destination style retailers, this project is perfect for any type of user.

## LOCATION

Wesley Drive Plaza is strategically positioned with superior access and visibility to one of the market's primary roadways, Route 15. The center benefits from the high-volume traffic flow of Route 15, which is one of the markets main thoroughfares spanning from the New York border down into the Carolina's. With a trade area that extends more than 5 miles, this location attracts a vast customer base. With the high concentration of traffic driven tenants by the Rossmoyne Business Park and surrounding office complexes, this center pulls from not just the immediate area but further out as well.

## TRADE AREA

Adding to the stability of the project, Wesley Drive Plaza shows a 20-minute drive time demographic of over 450,590 people with household incomes of more than \$79,993 and daytime employment demographics equally as strong with 296,168. The demographics within a 10-mile radius include 313,892 people in 131,939 homes, a labor force of 230,930 with an average household income of \$78,714. The area's growth since 2000 has increased over 14.2% with over 18,793 new homes.

POPULATION		3 MILES - 66,470	EMPLOYEES		3 MILES - 49,873
		5 MILES - 139,682			5 MILES - 111,453
		7 MILES - 214,535			7 MILES - 161,755
AVERAGE HHI		3 MILES - \$91,397	HOUSEHOLDS		3 MILES - 27,844
		5 MILES - \$91,040			5 MILES - 60,154
		7 MILES - \$82,880			7 MILES - 89,329

**TRAFFIC COUNTS:** WESLEY DRIVE: 18,000 VPD

ACTIVE MEMBER OF:  
**RETAIL** BROKERS NETWORK

York Office: 3528 Concord Rd. York, PA 17402  
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341  
Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601

**BLAKE SHAFFER | BRAD ROHRBAUGH | CHAD STINE**  
717-843-5555  
www.bennettwilliams.com

**Bennett Williams**  
RETAIL

Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, change in price, prior sale, withdrawal without notice, or other conditions.



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TENANT ROSTER		
SPACE	TENANT	AREA (SQ FT)
A	UNI MART	2,800
B	PEPPERMILL RESTAURANT	1,985
C	EDWARD JONES	938
D	RAINBOW NAILS	2,730
E	WILOW VALLEY ANIMAL HOSPITAL	1,400
F	PAPA JOHNS	1,400
G	HUNAN EXPRESS	1,400
H	HEMAUER BREWERY	1,400
I	SUBWAY	1,400
J	AVAILABLE	7,888
K	MECHANICSBURG CHIRO	1,540
L	SHERRY & CO HAIR SALON	1,200



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