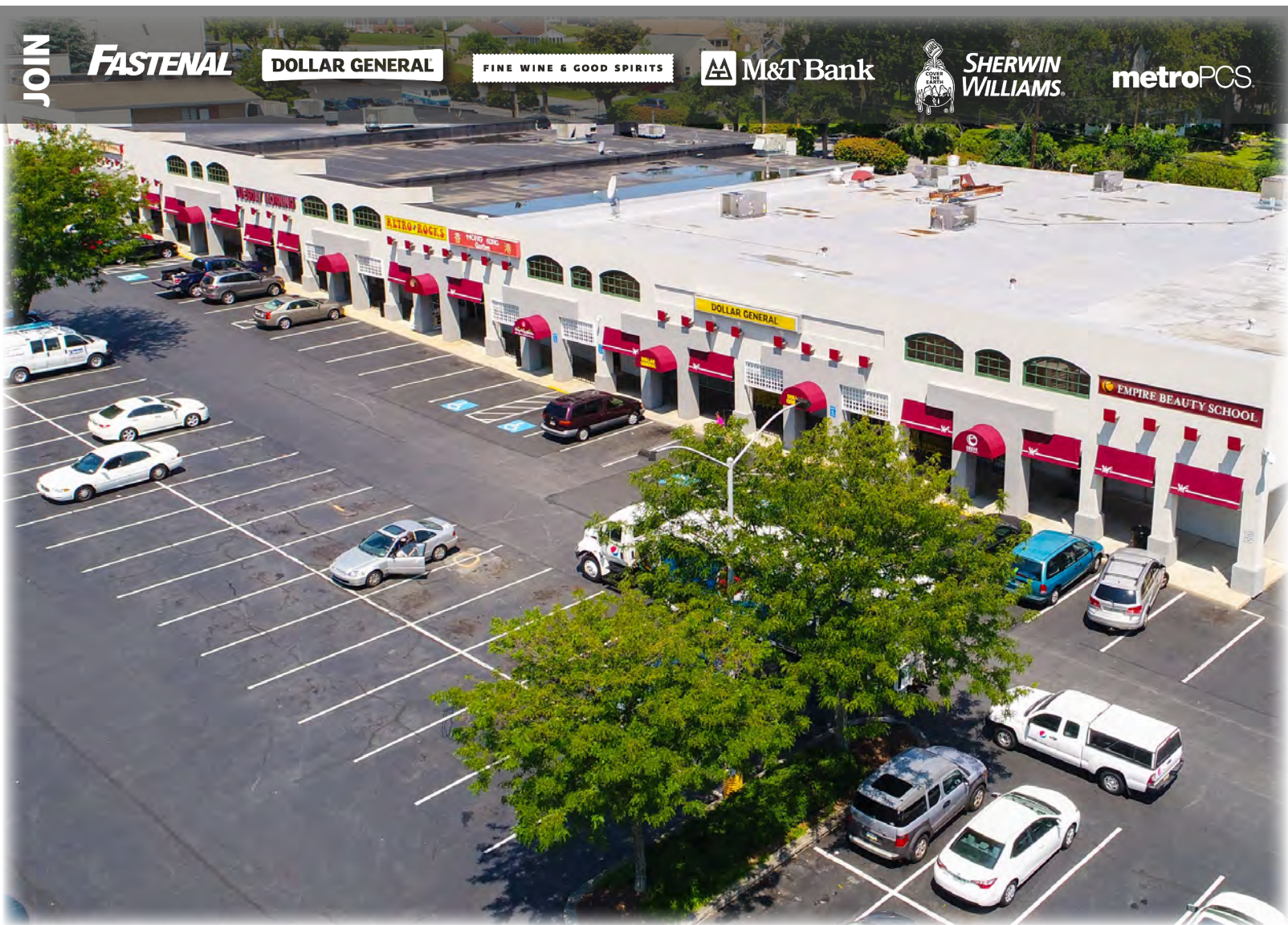


WHEATLAND SHOPPING CENTER

1841 Columbia Avenue | Lancaster, PA | 17603

FULLY LEASED



PROJECT

Wheatland Shopping Center, a 99,252 square foot neighborhood retail shopping center is centrally located in Lancaster, Pennsylvania along Columbia Avenue (22,000 CPD). With national co-tenants such as Dollar General, Tuesday Morning, Empire Beauty School, just to name a few, Wheatland Shopping Center sees an immense amount of local and regional shopping traffic. With its ideal mixture of national, regional and local Tenants, the project is one of the go-to shopping destinations in this portion of the Lancaster market.

LOCATION

Wheatland Shopping Center is strategically positioned with significant frontage in one of the market's primary retail corridors along Columbia Avenue (Route 462). Route 462 acts as one of the regional focal points for retail, with a trade area that extends more than 10-15 miles, attracting a vast customer demographic from the surrounding towns. Wheatland Shopping Center has a high concentration of traffic generating tenants located within the immediate area including Lowe's, Giant Foods, Weis Markets, BJ's and more.

TRADE AREA

Adding to the stability of the project, Wheatland Shopping Center shows a 20 minute drive time demographic of over 392,830 people with household incomes of more than \$75,389 and daytime employment demographics equally as strong with 230,130. The demographics within a 10-mile radius include 316,523 people in 123,426 homes, a labor force of 194,988 with an average household income of \$75,960. The area's growth over the last 10 years has increased over 16.1% since 2000 with over 17,112 new homes.

POPULATION		3 MILES - 91,341	EMPLOYEES		3 MILES - 71,496
		5 MILES - 170,430			5 MILES - 109,717
		7 MILES - 227,090			7 MILES - 138,405
AVERAGE HH		3 MILES - \$66,148	HOUSEHOLDS		3 MILES - 36,069
		5 MILES - \$71,866			5 MILES - 66,183
		7 MILES - \$76,221			7 MILES - 88,517

TRAFFIC COUNTS: COLUMBIA AVENUE: 22,000 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

BRAD ROHRBAUGH | CHAD STINE
717-843-5555
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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)
1	SHERWIN WILLIAMS	4,640
2	CERTIFIED CARPET	16,862
3	M&T BANK	2,592
4		3,531
5	RENT A CENTER	4,000

TENANT ROSTER		
SPACE	TENANT	AREA (SQ FT)
6	KAMAL GROCERY STORE	2,600
7	TUESDAY MORNING	12,300
8	RETRO ROCKS	3,000
9	HONG KONG GARDEN	4,260
10	DOLLAR GENERAL	10,493

TENANT ROSTER		
SPACE	TENANT	AREA (SQ FT)
11	EMPIRE BEAUTY	5,254
12	METRO PCS	1,300
13	OFF ROAD CENTRAL	4,550
14	FASTENAL	6,750
15	ACE OF VAPES	2,500

TENANT ROSTER		
SPACE	TENANT	AREA (SQ FT)
16	PENNWOODLANDSCAPING	1,700
17	KAYE DENTIST	3,200
18	FINE WINE & SPIRITS	4,380
19	SAFELITE	2,940



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