

2000 W MAIN ST

MOUNT JOY, PA | 17552



**±13,370 SF
FOR LEASE**

COMING SOON RETAILERS



Lancaster General Health



PROPERTY OVERVIEW

2000 W Main Street, Mount Joy, is a new development opportunity with 13,370 SF available for lease. This is a great opportunity to join a growing community along with Aldi and Wawa, which have been recently approved just minutes away. This property sits on a 2.3-acre lot positioned on Route 230 (Main Street) and just off the exit of Route 283. The property will offer the opportunity for an end cap drive-thru along with great road frontage. The site is minutes away from the largest indoor sports facility in the country, Spooky Nook Sports, hosting an audience of over 950,000 people per year.

LOCATION

2000 W Main Street is strategically positioned with great access along Main Street. The location benefits from having quick access to and from Route 283 (54,000 VPD) and Route 230 (15,000 VPD). Located in Mount Joy Township, the property is located within a fast-growing market of residential, retail, and warehouse distribution, making it the ideal location for any use.

TRADE AREA

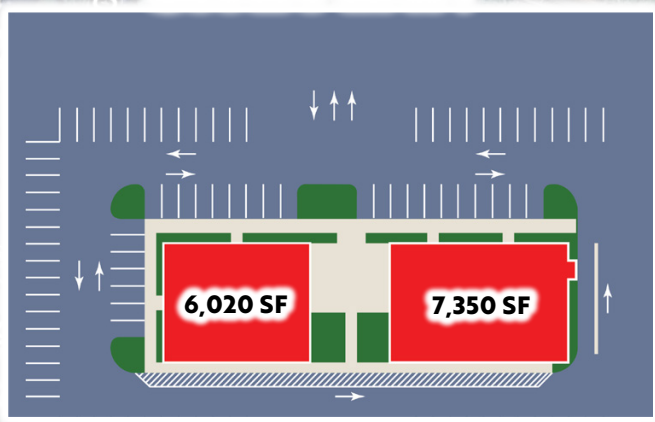
Approximately 11,000,000 tourists come to the Lancaster area each year, generating a direct economic impact of \$1.92 billion. Adding to the stability of the project, 2000 W Main Street shows a 20-minute drive time demographic of over 369,737 people with a household income of more than \$76,043, and daytime employment demographics equally as strong with 212,132. The demographics within a 10-mile radius include 298,970 people in 116,940 homes, a labor force of 170,650 with an average household income of \$75,084. The area's growth has increased by over 17.6% since 2000, with over 17,283 new homes.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	24,410	54,650	71,636
TOTAL EMPLOYEES	9,032	15,400	19,981
AVERAGE HHI	\$111,364	\$110,316	\$109,416
TOTAL HOUSEHOLDS	9,572	22,033	28,655

Traffic Counts: W Main ST ±10,500 VPD



SITE PLAN



MARKET AERIAL



Market Street Square

- HARBOR FREIGHT TOOLS
- SUBWAY
- DOLLAR GENERAL
- Fulton Bank
- DOLLAR TREE
- SHERWIN WILLIAMS
- weis
- planet fitness
- MATTRESS FIRM

Coming Soon

- ALDI
- Wawa

Rheems Retail Center

- Pizza Hut
- AT&T

Anchor Area

- Elizabethtown College
- TACO BELL
- AutoZone
- Northwest
- Advance Auto Parts
- DUNKIN'
- GIANT
- McDonald's
- MONRO
- Wendy's

Anchor Area

- Turkey Hill
- MID PENN BANK
- Lancaster General Health Urgent Care
- BURGER KING

Anchor Area

- Kinsey's Outdoors
- Greiner Industries Inc

Anchor Area

- Amato's
- DOLLAR GENERAL
- CVS pharmacy
- weis

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

LISTING AGENTS:



Abe Khan

AKhan@bennettwilliams.com



Francesco Conigliaro

FConigliaro@bennettwilliams.com



Tyler Gettel

TGettel@bennettwilliams.com



Brad Rohrbaugh

BRohrbaugh@bennettwilliams.com



Chad Stine

CStine@bennettwilliams.com

CONTACT US

717.843.5555 | www.bennettwilliams.com



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.

