

# VILLAGE AT GAP

5360 LINCOLN HIGHWAY | GAP, PA | 17527

FOR LEASE  
± 1,520-4,096 SF



## PROPERTY OVERVIEW

Located just across the street from the new 97 room, Comfort Inn and Suites, the Village at Gap is a neighborhood grocery anchored retail shopping center situated along Lincoln Highway East (Route 30) in Lancaster, Pennsylvania. The center is anchored by Weis Markets, a dominant regional grocer, and has other co-tenants including, Hair Cuttery, Wine & Spirits, and Starbucks, just to name a few. The property also contains a 3,000 square-foot pad site opportunity that fronts Route 30 that would be perfect for multiple types of users.

## FEATURED TENANTS:



Ashlee Lehman | Dave Nicholson | Brad Rohrbaugh | Chad Stine  
For Lease Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



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## LOCATION

Village at Gap is strategically positioned with significant frontage along the market's primary retail corridor along Lincoln Highway East (Route 30), which sees over 23,000 VPD. The center benefits from the high-volume traffic flow of Route 30, which is one of the market's heaviest traveled roadways. The roadway acts as a focal point for retail, with a trade area that extends more than 5 miles, attracting a vast customer base. With the high concentration of traffic driven by the surrounding retail, the center pulls from not just the immediate trade area but the surrounding market points as well. Urban Outfitters Distribution Center is within 1 mile of the center.

## TRADE AREA

Adding to the stability of the project, Village at Gap shows a 20-minute drive time demographic of over 287,915 people with household incomes of more than \$78,606 and daytime employment demographics equally as strong with 148,035. The demographics within a 10-mile radius include 106,777 people in 36,510 homes, a labor force of 36,728 with an average household income of \$82,057. The area's growth since 2000 has increased over 18.5% with 6,765 new homes.



### POPULATION

3 MILE- 9,684  
5 MILE- 21,180  
7 MILE- 49,221



### EMPLOYEES

3 MILE- 7,064  
5 MILE- 15,542  
7 MILE- 37,059



### AVERAGE HHI

3 MILE- \$98,977  
5 MILE- \$96,076  
7 MILE- \$93,754



### HOUSEHOLDS

3 MILE- 2,968  
5 MILE- 6,463  
7 MILE- 15,886



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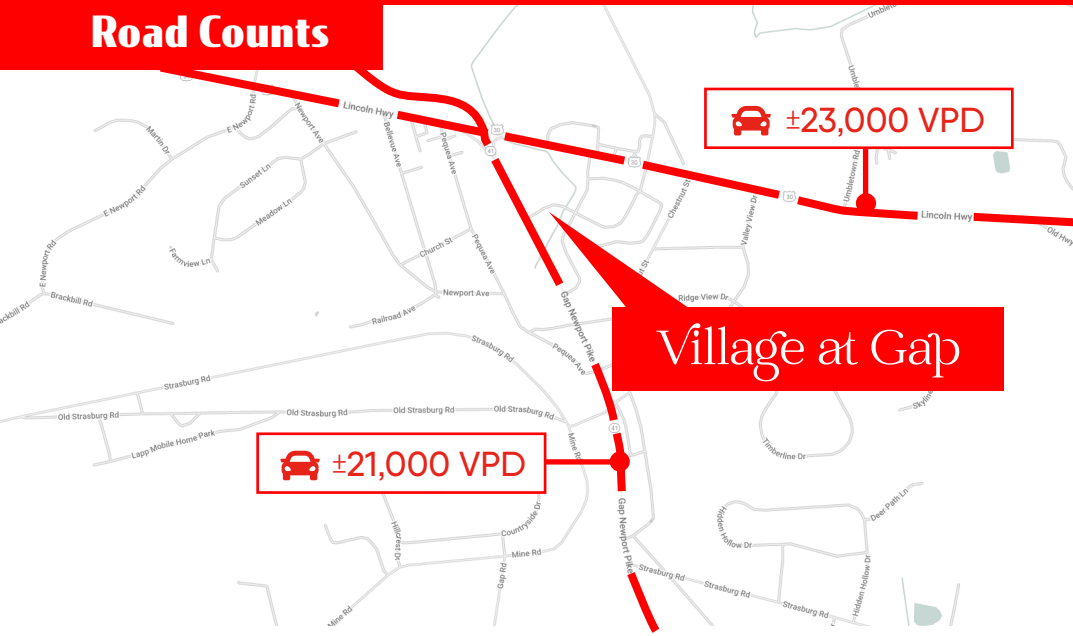
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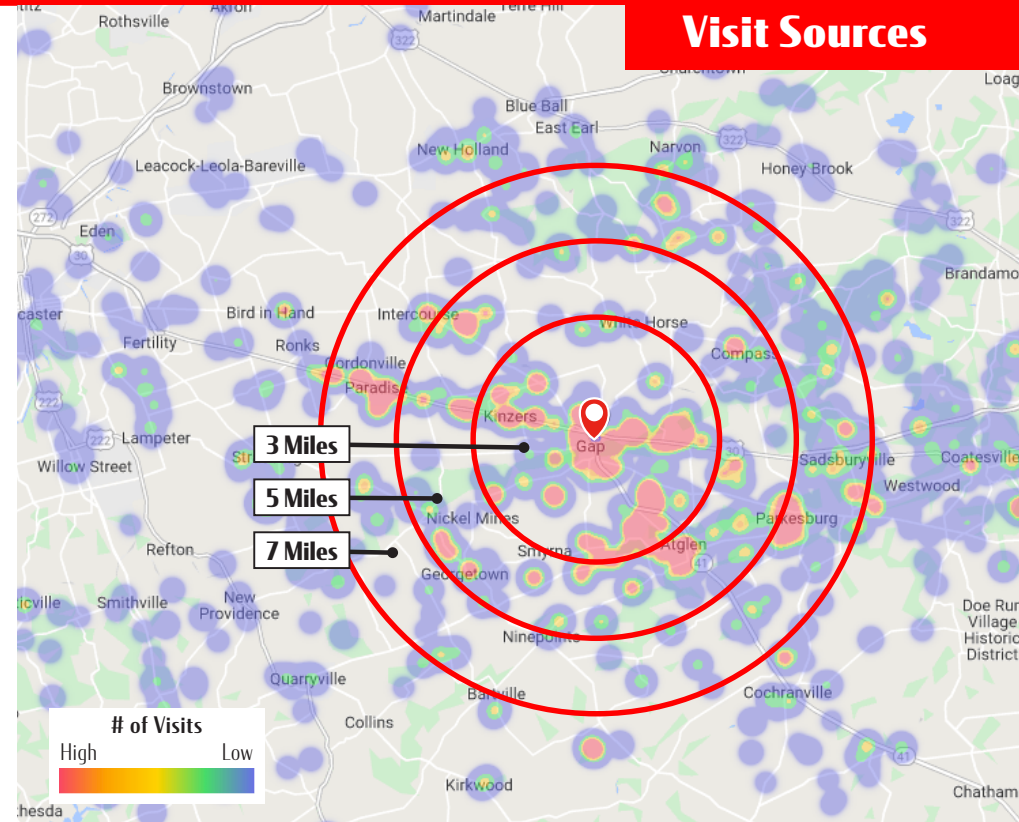
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## Road Counts



## Visit Sources



## CENTER OVERVIEW

## ANNUAL STATISTICS

	<b>VISITS</b>	<b>690K</b>
	<b>VISITORS</b>	<b>99.1K</b>
	<b>VISIT FREQUENCY</b>	<b>7.03</b>
	<b>AVG. DWELL TIME</b>	<b>43 min</b>



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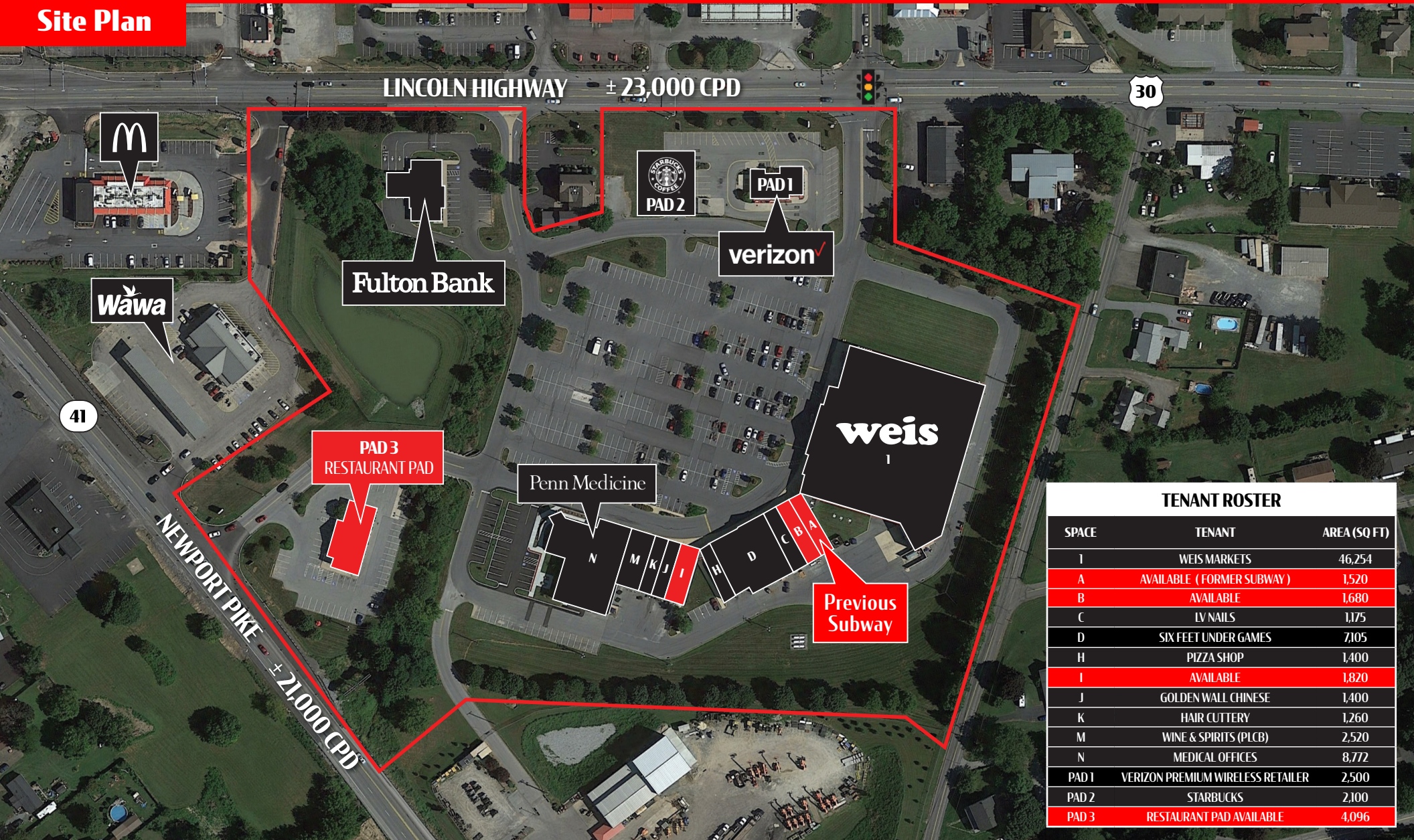
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## Site Plan



### TENANT ROSTER

SPACE	TENANT	AREA (SQ FT)
I	WEIS MARKETS	46,254
A	AVAILABLE (FORMER SUBWAY)	1,520
B	AVAILABLE	1,680
C	LV NAILS	1,175
D	SIX FEET UNDER GAMES	7,105
H	PIZZA SHOP	1,400
I	AVAILABLE	1,820
J	GOLDEN WALL CHINESE	1,400
K	HAIR CUTTERY	1,260
M	WINE & SPIRITS (PLCB)	2,520
N	MEDICAL OFFICES	8,772
PAD 1	VERIZON PREMIUM WIRELESS RETAILER	2,500
PAD 2	STARBUCKS	2,100
PAD 3	RESTAURANT PAD AVAILABLE	4,096



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## Market Aerial



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# Bennett Williams

COMMERCIAL REAL ESTATE

## 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

### WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310  
Williamsport, PA 17701

### WEST CHESTER OFFICE:

107 E Chestnut St, Suite 107  
West Chester, PA 19380

### NEW JERSEY OFFICE:

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

## LISTING AGENTS:



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## CONTACT US

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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.

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.

