

DONEGAL SQUARE

2101 STRICKLER RD • MANHEIM, PA • 17545



tropical
SMOOTHIE
CAFE

PRESTO!
FAST ITALIAN

MICK'S

GOOD
BURRITO CO

Edward Jones

Hampton
Inn

BARN AVAILABLE
±6,500 SF

OFFICE AVAILABLE
±5,000 SF

LOT AVAILABLE
±5,800 - 11,600 SF

3 COMMERCIAL PARCELS CAN BE
COMBINED INTO ONE USE

JOIN RETAILERS:



T Mobile
Edward Jones



PRESTO!
FAST ITALIAN

tropical
SMOOTHIE
CAFE

±5,800 - 11,600 SF
FOR LEASE



ABE KHAN | BRAD ROHRBAUGH | CHAD STINE

For Lease Information: 717.843.5555 | Learn more online at www.bennettwilliams.com

COMMERCIAL BROKERAGE. *Redefined.*

OVERVIEW - Donegal Square is a modern 35,927-square-foot retail center, ideally situated just off the Esbenshade Road exit from Route 283. Built in 2016, the center features a diverse mix of tenants, catering to the rapidly growing Mt. Joy/Donegal market. The property benefits from its proximity to key regional attractions, including Spooky Nook Sports, the largest indoor sports complex in the U.S., which attracts over 950,000 visitors annually. Additional nearby destinations, such as Tanger Outlets, Dutch Wonderland, Rockvale Outlets, and The American Music Theatre, collectively draw more than 2.1 million tourists each year.

This prime location, coupled with a growing audience and excellent visibility, ensures consistent traffic and significant potential for future development. A pad site is available, offering the opportunity to remove surrounding structures to create a larger site or expand the parking field.

The possibilities are endless, with potential uses ranging from retail and hospitality to warehouse and office.

LOCATION - The strategically positioned Donegal Square benefits from having signalized access along Esbenshade Road. The project also benefits from having visibility along Route 283 (54,000 VPD) and Route 230 (15,000 VPD). Located in Rapho Township, the project 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, Donegal Square shows a 20-minute drive time demographic of over 279,060 people with household income more than \$87,782 and daytime employment demographics equally as strong with 225,958. The demographics within a 10-mile radius include 303,678 people in 121,152 homes, a labor force of 246,786 with an average household income of \$87,660. The area's growth has increased over 17.6% since 2000 with over 17,283 new homes.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	13,994	46,400	150,134
TOTAL EMPLOYEES	6,602	27,311	65,353
AVERAGE HHI	\$119,137	\$121,246	\$112,743
TOTAL HOUSEHOLDS	4,739	17,369	56,757

SITE PLAN



TENANT ROSTER

SPACE	TENANT	AREA (SQ FT)
1	TROPICAL SMOOTHIE CAFE	1,500
2	PRESTO	1,001
3	MICK'S ALL AMERICAN PUB	3,800
4	HAMPTON INN	64,720
5	AVAILABLE	6,500
6	AVAILABLE	5,000
7	AVAILABLE	5,800 - 11,600
8	MCDONALD'S	4,000
101-103	FUDDRUCKERS	4,674
104	TMOBILE	1,443
201	GOOD BURRITO CO.	1,527
202	CREATIVE NAILS	1,229
203	BOBBY BAY'S	1,162
204	EDWARD JONES	1,122
205	DOMINO'S	2,070



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SITE PLAN OPTION 2

We also have the ability to combine all three buildings to create a larger structure, offering even greater flexibility for potential uses and development opportunities.



TENANT ROSTER

SPACE	TENANT	AREA (SQ FT)
1	TROPICAL SMOOTHIE CAFE	1,500
2	PRESTO	1,001
3	MICK'S ALL AMERICAN PUB	3,800
4	HAMPTON INN	64,720
5	AVAILABLE	10,000-18,000
6	MCDONALD'S	4,000
101-103	FUDDRUCKERS	4,674
104	TMOBILE	1,443
201	GOOD BURRITO CO.	1,527
202	CREATIVE NAILS	1,229
203	BOBBY BAY'S	1,162
204	EDWARD JONES	1,122
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MARKET AERIAL



DONEGAL SQUARE

- McDonald's
- Hampton by Hilton
- tropical SMOOTHIE CAFE
- Presto! FAST ITALIAN
- T-Mobile
- Chickadees

MAIN STREET CENTER

- GIANT
- DUNKIN'
- MEMBERS 1st FEDERAL CREDIT UNION
- TRUIST
- Ritas
- DOLLAR TREE
- Great Clips

MT. JOY SHOPPING CENTER

- ISAAC'S
- Stauffers OF KESSEL HILL
- PNC BANK
- The UPS Store
- ANYTIME FITNESS
- verizon

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

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:



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LANDLORD
REPRESENTATION

TENANT
REPRESENTATION

INVESTMENT
SALES

PROPERTY
MANAGEMENT



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.

