

For Lease

# EAST MANCHESTER



## VILLAGE CENTER



±7,200 SF

255 Glen Dr | Manchester, PA 17345



## Property Overview

**East Manchester Village** is a 123,224 square foot grocery anchored retail shopping center ideally located directly off of North George Street in Manchester, Pennsylvania. This shopping center is located along busy North George Street that is a main thoroughfare to Route 30. The site benefits from having great visibility along North George Street (15,000 VPD), as well as being located along Beshore School Road which provides direct access to the shopping center. East Manchester Village provides retailers the opportunity to break into a market where there is little retail opportunity remaining. With the project being anchored by major grocery such as Giant, the center offers a great deal of benefit to any retailer.



**Blake Shaffer | Abe Khan | Brad Rohrbaugh | Chad Stine**

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COMMERCIAL BROKERAGE. *Redefined.*



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## Location

The strategically-located East Manchester Village benefits from excellent visibility along North George Street (15,000 VPD). The center has three separate, full access points, one of which is signalized. The York area has witnessed substantial growth over the past 10 years with the development and redevelopment of a number of major retail properties featuring many large and highly creditworthy tenancies. Located in Manchester Township, the center is situated within a fast-growing market of residential, retail and distribution facilities, and features, as indicated, strong population and financial demographics.



## Trade Area

Adding to the stability of the project, East Manchester Village shows a 20-minute drive time demographic of over 302,859 people with a household income more than \$75,769 and daytime employment demographics equally as strong with 153,625. The demographics within a 10-mile radius include 254,269 people in 100,514 homes, a labor force of 140,483 with an average household income of \$74,262. The areas growth has increased over 15.1% since 2000 with over 15,254 new homes.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	21,240	57,032	169,402
TOTAL EMPLOYEES	12,223	29,021	78,803
AVERAGE HHI	\$92,769	\$88,355	\$77,210
TOTAL HOUSEHOLDS	8,107	22,160	65,199

TRAFFIC COUNTS: N George Street - ±15,000 VPD



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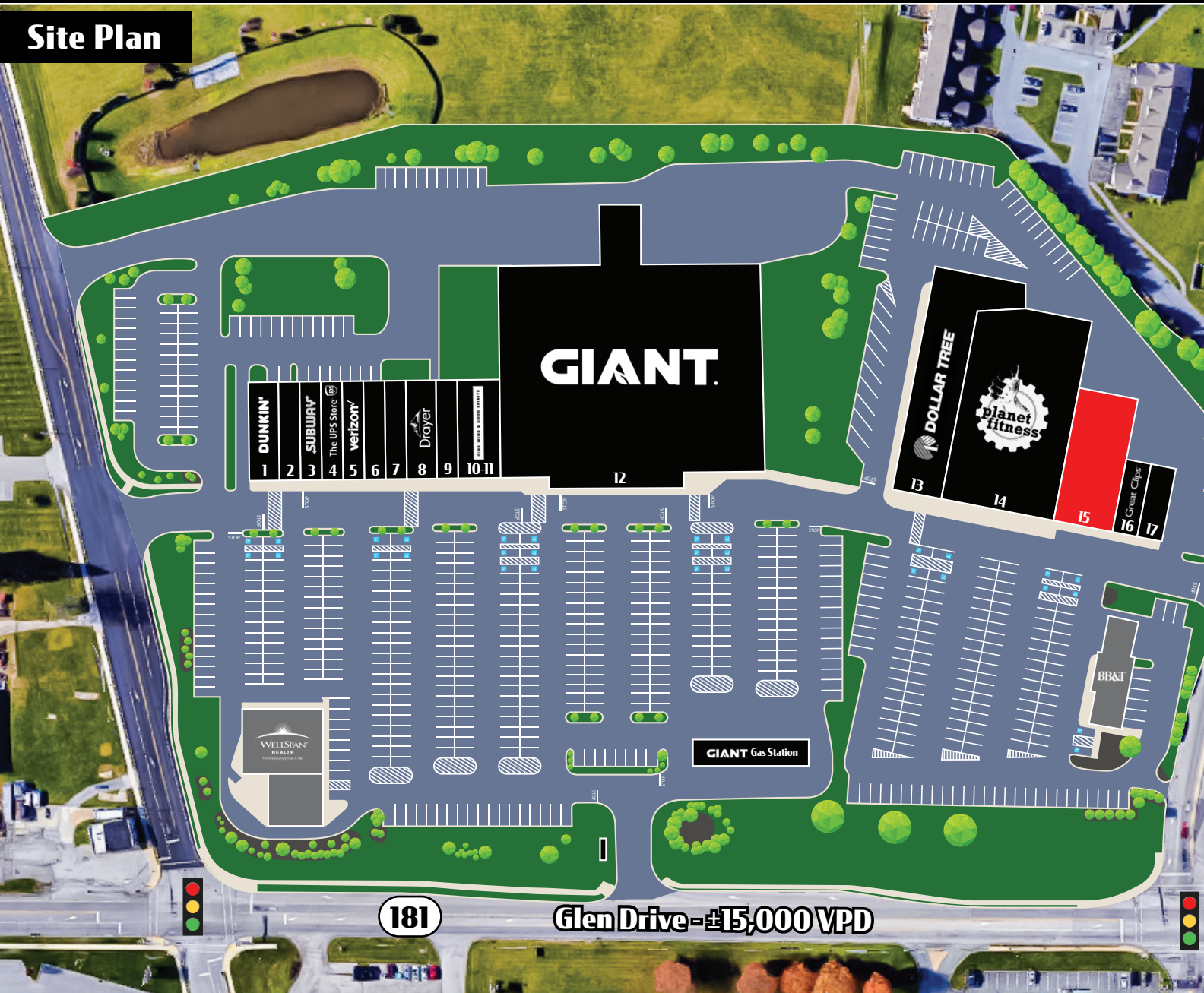
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## Site Plan



#	TENANT	AREA (SF)
1	DUNKIN' DONUTS	2,000
2	CHINA ONE	1,600
3	SUBWAY	1,600
4	THE UPS STORE	1,600
5	VERIZON WIRELESS	1,600
6	ANGELO'S PIZZA	1,600
7	TOBACCO & VAPE	1,600
8	DRAYER	2,000
9	STARLIGHT NAIL SALON	1,600
10-11	PA LIQUOR STORE	3,796
12	GIANT	61,463
13	DOLLAR TREE	14,000
14	PLANET FITNESS	19,105
15	AVAILABLE	7,200
16	GREAT CLIPS	1,200
17	BUFFALO WILD WINGS GO	1,260
TOTAL SF		123,224



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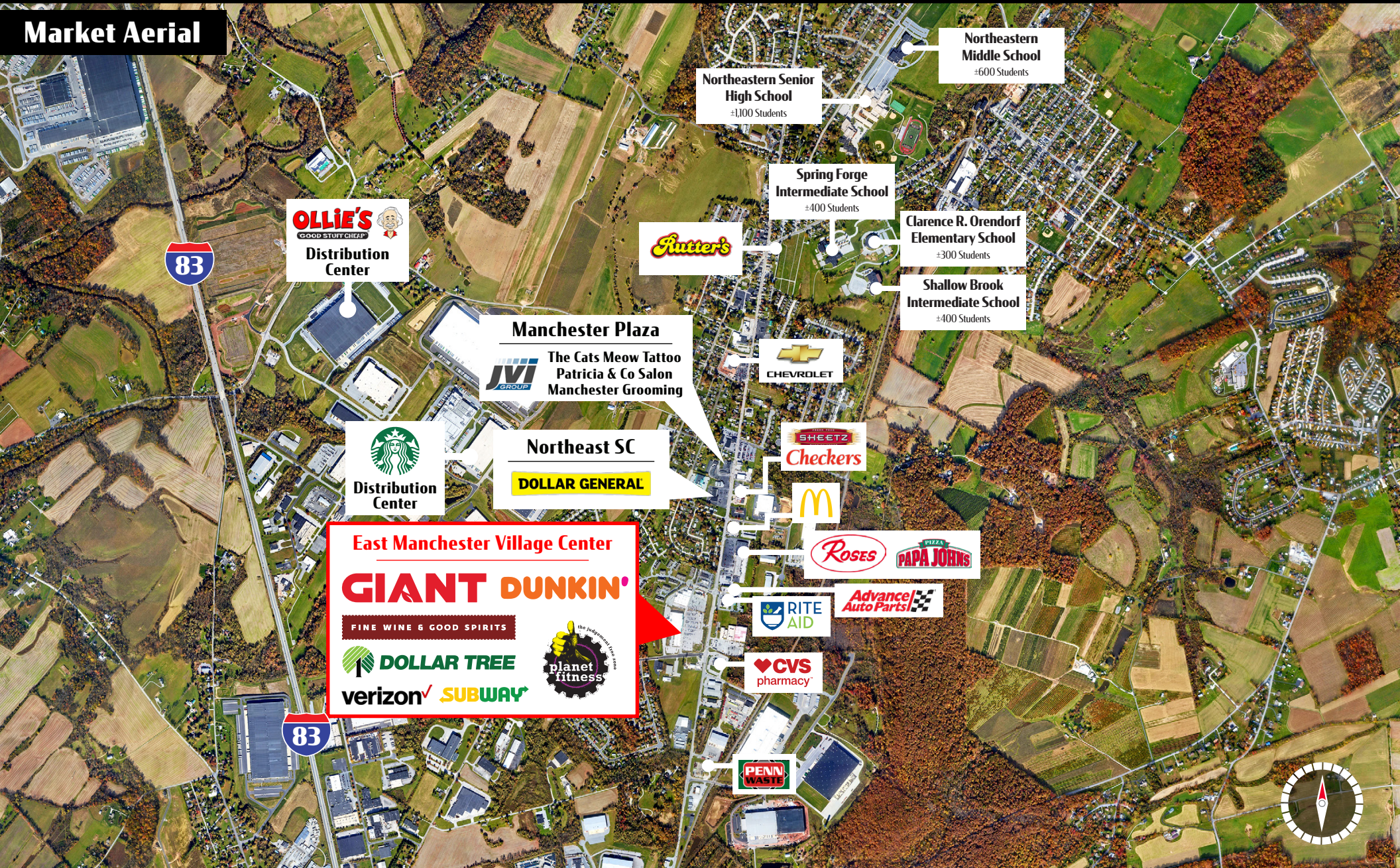
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## Market Aerial



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# Bennett Williams

COMMERCIAL REAL ESTATE

## OUR LOCATIONS:

### **YORK OFFICE:**

3528 Concord Rd.  
York, PA 17402

### **EXTON OFFICE:**

1 E. Uwchlan Ave.  
Suite 409, Exton, PA 19341

### **WEST CHESTER OFFICE:**

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

### **LANCASTER OFFICE:**

150 Farmington Lane, Suite 201  
Lancaster, PA 17601

### **STATE COLLEGE OFFICE:**

330 Innovation Blvd, Suite 205  
State College, PA 16803

### **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.

