

For Lease

EAST MANCHESTER

◆ VILLAGE CENTER ◆

255 Glen Dr | Manchester, PA 17345

±1,260–
19,105 SF



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.



Abe Khan | Blake Shaffer | Brad Rohrbaugh | Chad Stine

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



COMMERCIAL BROKERAGE. *Redefined.*

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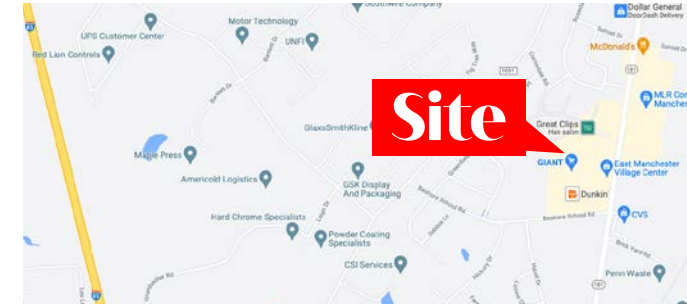
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Location

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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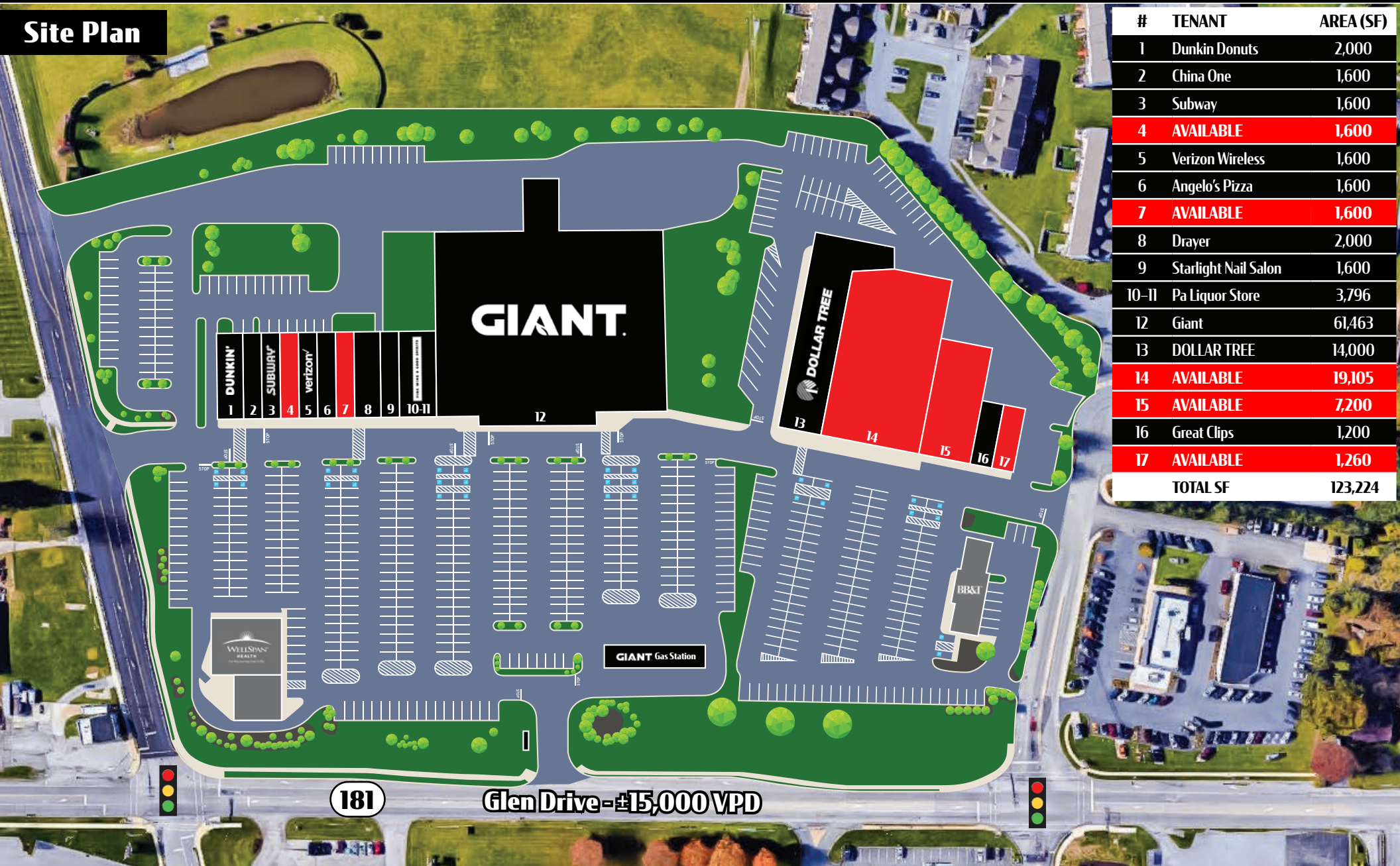
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Site Plan



#	TENANT	AREA (SF)
1	Dunkin Donuts	2,000
2	China One	1,600
3	Subway	1,600
4	AVAILABLE	1,600
5	Verizon Wireless	1,600
6	Angelo's Pizza	1,600
7	AVAILABLE	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	AVAILABLE	19,105
15	AVAILABLE	7,200
16	Great Clips	1,200
17	AVAILABLE	1,260
TOTAL SF		123,224



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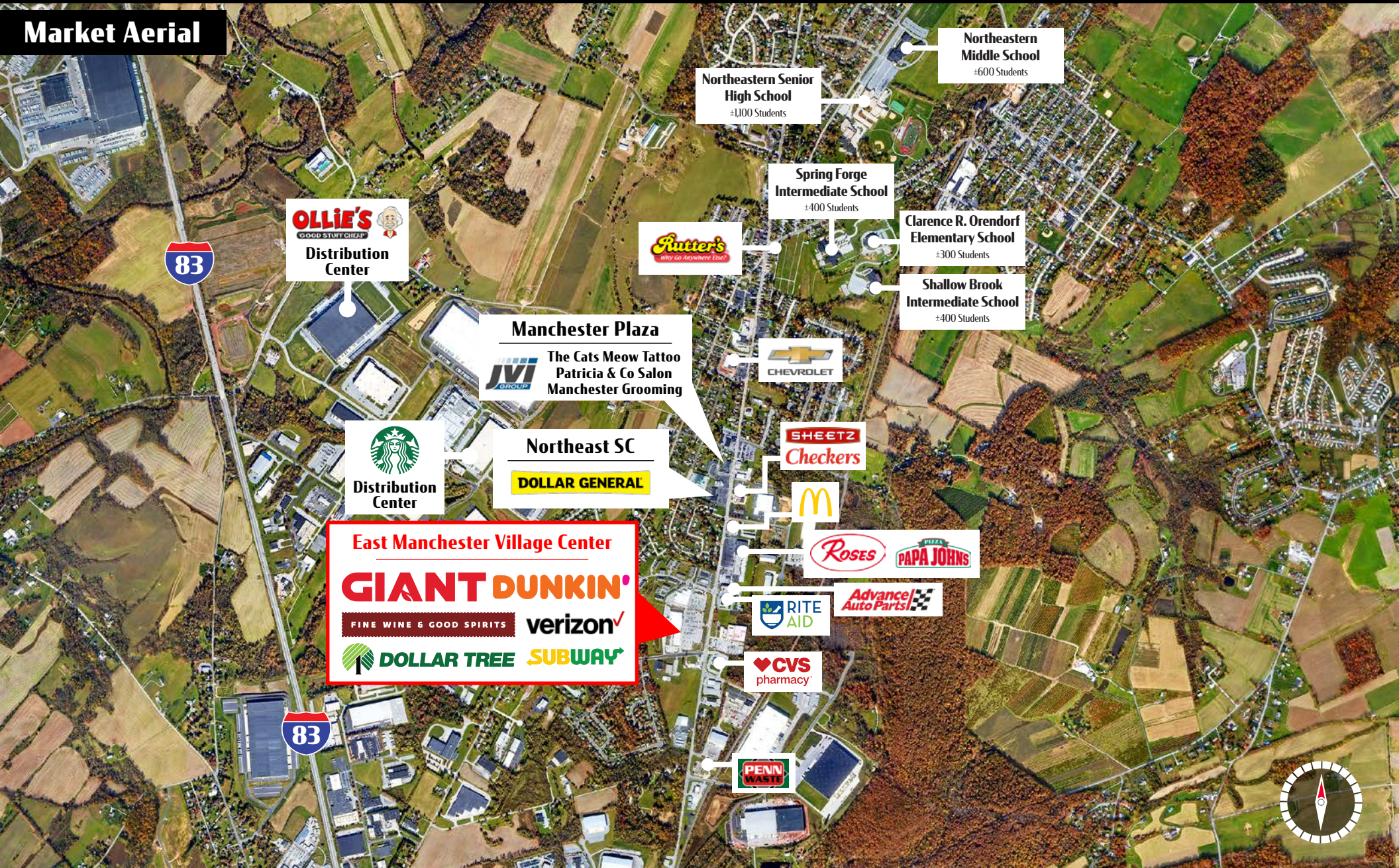
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Market Aerial



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ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

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About Bennett Williams

Bennett Williams
COMMERCIAL REAL ESTATE

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.

At Bennett Williams, your investments are always in good hands. Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the investment sales segment of the industry.



Bennett Williams is a member of the Capital Markets Real Estate Network, a nationwide network of professionals dedicated to, and specializing in the capital markets segment of commercial real estate. CMRE is comprised of the most highly-qualified, best-experienced independent Capital Market real estate professionals.

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