

AVAILABLE FOR LEASE

LIME SPRING SQUARE

206 Rohrerstown Rd. | Lancaster, PA

Bennett WILLIAMS
COMMERCIAL REAL ESTATE



JOIN RETAILERS



verizon✓



LIME SPRING SQUARE

PROJECT OVERVIEW

Lime Spring Square is a new-construction retail development, ideally and conveniently positioned along Rohrerstown Road (Rt. 741) in Lancaster, PA., with easy access to Route 462 & Route 30. The project includes over 110,000 square feet of retail as well as over 1,100,000 square feet of office, medical, industrial and residential space. Lime Spring Square is located within a mile of Route 30 (67,000 VPD) and Route 462 (20,000 VPD), which are the major thoroughfares in the West Lancaster market. The project also benefits from dense demographic numbers which include 66,645 households within a 5-mile radius, as well as an average household income of \$84,711. The prime location of this project and its supporting demographics will bring traffic and growth to Lime Spring Square.

ANCHOR TENANTS

ALDI - 19,789 SF

SPORTS CLIPS - 1,663 SF

DESTINATION RESTAURANTS

FUDDRUCKERS - 4,539 SF

PANERA BREAD - 4,260 SF

MOD PIZZA - 2,850 SF

BURGER KING - 2,700 SF

CHIPOTLE - 2,566 SF

STARBUCKS - 2,253 SF

FIREHOUSE SUBS - 2,059 SF

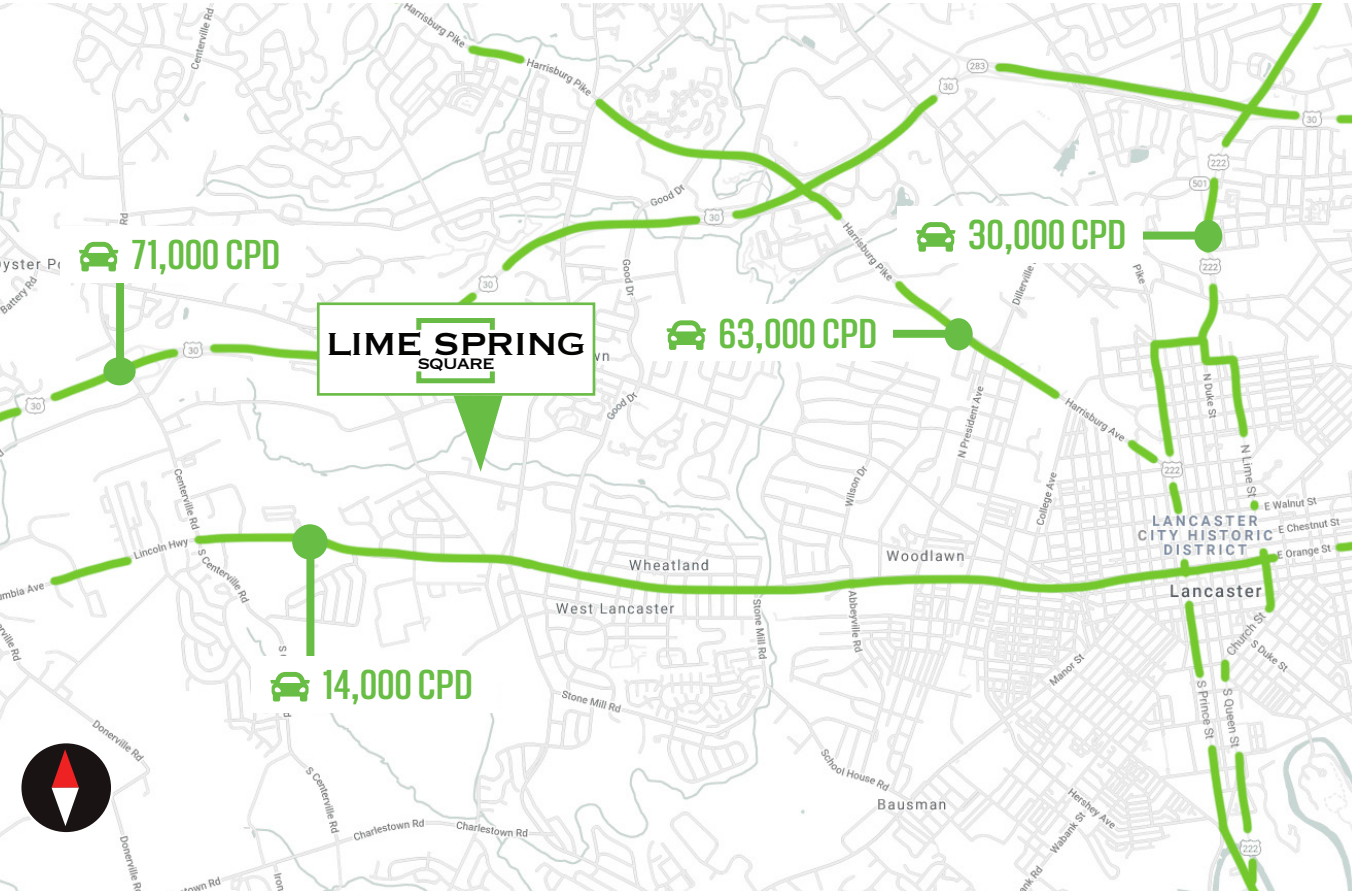
AVAILABLE SPACE

±5,000 SF PAD SITE



PROPERTY LOCATION

Lime Spring Square is ideally situated on Rohrerstown Road approximately five (5) miles west of downtown Lancaster City. Highly traveled Route 23 (Marietta Avenue) and Route 741 (Rohrerstown Road), bordering the two (2) tracts to the North and East, provide convenient access for employees, visitors or residents to the subject property. The two impacted properties, Lime Spring Farm and Outin Tract, were master planned to accommodate a complementary mix of retail, commercial, industrial and residential uses. Between the two tracts, approximately thirty-six (36) new buildings will be constructed with a total of 1,100,000 square feet of retail, restaurant, office, medical and industrial uses. An additional two-hundred seventy-nine (279) new age-restricted residential units will also be developed.



TRADE AREA

Approximately 11,000,000 visitors come to the Lancaster area each year, generating a direct economic impact of \$1.92 billion. The trade area is ranked 5th among the 49 DMAs in Pennsylvania. The immediate trade area has also seen a growth in population of 4.9% in the last 10 years, which is above the national average. The closest regional retail corridors to Lime Spring Square include Route 30 and Fruitville Pike. Route 30 is highlighted by The Park City Mall, which is a regional enclosed mall anchored by The Bon Ton, Boscov's, JCPenney, Kohl's, and Sears; other co-tenants include Apple, Michael Kors, Express, H&M and more. Fruitville Pike is highlighted by the Shoppes at Belmont, which is a high-end new construction shopping center anchored by Target and Whole Foods co-tenants include Nordstrom Rack, PF Chang's, Starbucks, ULTA & Dick's Sporting Goods.

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
POPULATION	70,676	172,295	231,073
EMPLOYEES	58,179	140,621	188,550
AVERAGE HHI	\$86,923	\$84,934	\$91,074
HOUSEHOLDS	28,596	66,173	89,825



ANNUAL VISITS



Annual Visits
77.7K
66/172 State Ranking



Annual Visits
40.6K



Annual Visits
65.9K



Annual Visits
197K
7/135 State Ranking



Annual Visits
77.1K
21/82 State Ranking



Annual Visits
129.5K
2/20 State Ranking



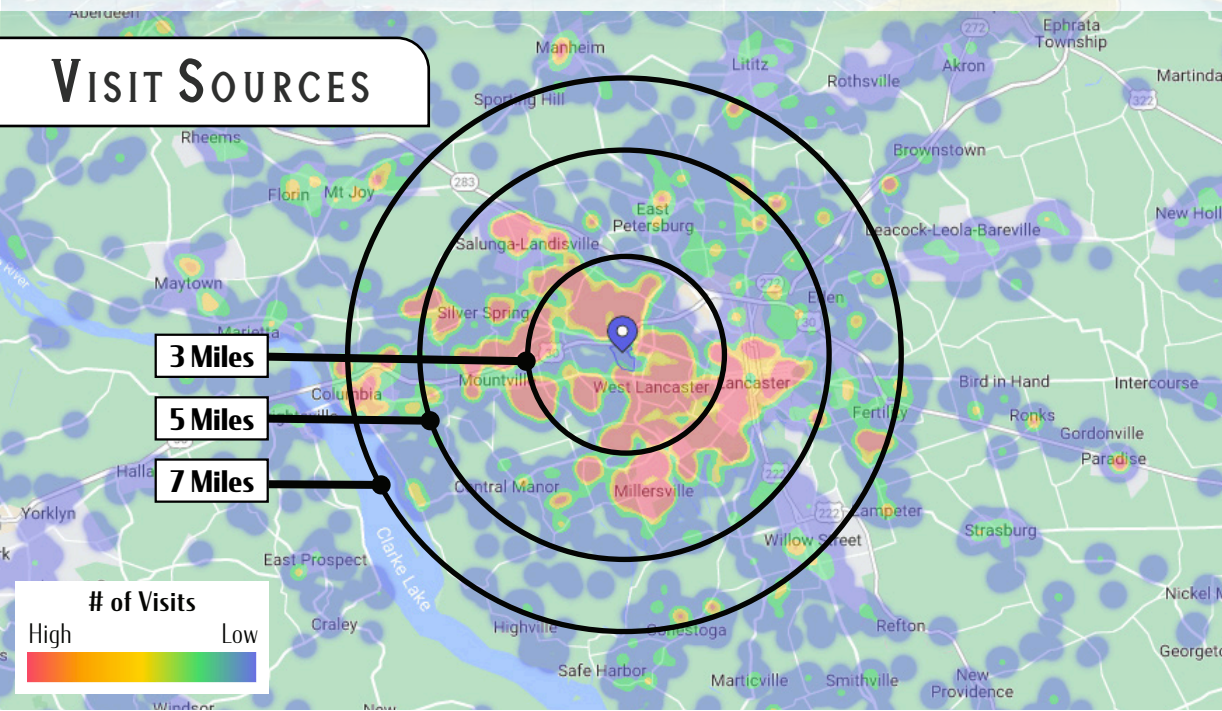
Annual Visits
39K
100/246 State Ranking



Annual Visits
51.6K

Top Tenants

VISIT SOURCES



CENTER OVERVIEW

ANNUAL STATISTICS

	VISITS	962K
	VISITORS	313.6K
	VISIT FREQUENCY	3.09
	AVG. DWELL TIME	51 min

SITE PLAN



SPACE	TENANT	AREA (SQ FT)	SPACE	TENANT	AREA (SQ FT)	SPACE	TENANT	AREA (SQ FT)
3	ALDI	19,789	7	MOD PIZZA	2,850	12B	SOBOL	1,800
4A	MODERN NAILS	1,600	8A	FIREHOUSE SUBS	2,059	13	JACK WILLIAMS TIRE	8,053
4B	PRUSSIAN STREET ARCADE LLC	2,800	8B	SPORT CLIPS	1,663	19	CITADEL	2,675
5	STARBUCKS	2,253	9	PANERA BREAD	4,260	20	BURGER KING	2,700
6A	FUDDRUCKERS	4,539	10	CHIPOTLE	2,566	21	GINGER ASIAN KITCHEN	3,800
6B	RESTORE CRYOTHERAPY	2,201	11	ROYAL FARMS	5,371	22	AVAILABLE	5,000
6C	VERIZON	2,062	12A	MATTRESS WAREHOUSE	4,200			

LIME SPRING
SQUARE



Armstrong World Industries

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.

Our Retail Leasing Team provides top notch retail leasing services for all categories of retail real estate, whether institutional or local/regional, throughout the Central Pennsylvania landscape. We offer our vast knowledge, expertise and advanced network to leverage our long-standing relationship, to benefit your Investment.

AGENTS:

ABE KHAN

akhan@bennettwilliams.com

BRADLEY ROHRBAUGH

brohrbaugh@bennettwilliams.com

CHAD STINE

cstine@bennettwilliams.com

Phone: 717.843.5555

www.bennettwilliams.com

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

LANCASTER OFFICE:

2173 Embassy Dr. Suite 201
Lancaster, PA 17601

EXTON OFFICE:

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

NJ OFFICE:

309 Fellowship Rd, Suite 200
Mt. Laurel, NJ 08054

RETAIL BROKERAGE. REDEFINED.

Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, change in price, prior sale, withdrawal without notice, or other conditions.