

± 1,990 - 7,700 SF

Musser Plaza

FOR LEASE

35 Friendly Drive | Quarryville (Buck), PA 17566



Overview

Musser Plaza is a grocery anchored retail shopping center located along Friendly Drive, in Quarryville/Buck, Pennsylvania. The project is anchored by Giant Markets and includes other tenants including Dollar General, Southern End Outdoors, Dolce Vita, and V & S Nails. Musser Plaza is a staple for the Quarryville/Buck market as being the only grocery anchored retail shopping center in the immediate area.

Join:
GIANT.

Southern End
Outdoors

DOLLAR GENERAL

CALE BRUSO | ADAM HAGERMAN | BRAD ROHRBAUGH | CHAD STINE
717.843.5555
www.bennettwilliams.com

York Office: 3528 Concord Rd. York, PA 17402
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341
Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601

Bennett **WILLIAMS**
RETAIL

ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK

Musser Plaza

35 Friendly Drive | Quarryville (Buck), PA 17566

Available For Lease

Location

The project is conveniently situated with considerable frontage along the market's heaviest traveled roadways, Lancaster Pike (Route 272), which sees over 8,000 VPD. Lancaster Pike acts as one of the market's main thoroughfares and provides access into Lancaster City. Musser Plaza offers multiple points off access off of Four Pines Drive, and Friendly Drive, with signalized access to Lancaster Pike.

Trade Area

Adding to the stability of the project, Musser Plaza shows a 20-minute drive time demographic of over 212,479 people with household incomes of more than \$79,611 and daytime employment demographics equally as strong with 103,473. The demographics within a 10-mile radius include 68,791 people in 25,037 homes, a labor force of 19,763 with an average household income of \$90,515.



| DEMOGRAPHICS | 3 MILE | 5 MILE | 7 MILE |
|--|----------|----------|----------|
| TOTAL POPULATION | 6,288 | 19,012 | 31,537 |
| TOTAL EMPLOYEES | 1,453 | 4,328 | 5,732 |
| AVERAGE HHI | \$95,590 | \$93,935 | \$93,851 |
| TOTAL HOUSEHOLDS | 2,284 | 6,924 | 11,158 |
| TRAFFIC COUNTS: Lancaster Pike - ±10,000 VPD | | | |

CALE BRUSO | ADAM HAGERMAN | BRAD ROHRBAUGH | CHAD STINE
717.843.5555
www.bennettwilliams.com

York Office: 3528 Concord Rd. York, PA 17402
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341
Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601

Bennett WILLIAMS
RETAIL

ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK

Musser Plaza

35 Friendly Drive | Quarryville (Buck), PA 17566

Available For Lease

SITE PLAN

| SUITE | TENANT | SF |
|-------|-----------------------------|-------|
| A | DOLLAR GENERAL | |
| B | SOUTHERN END OUTDOORS | |
| C | V&S NAILS | |
| D | DOLCE VITA | |
| E | AVAILABLE | 7,700 |
| F | WALTMAN'S HIDDEN TREASURES | |
| G | GIANT | |
| 1 | FUTURE PAD SITE - AVAILABLE | 1,990 |
| 2 | FUTURE PAD SITE - AVAILABLE | 3,867 |



CALE BRUSO | ADAM HAGERMAN | BRAD ROHRBAUGH | CHAD STINE
717.843.5555
www.bennettwilliams.com

York Office: 3528 Concord Rd. York, PA 17402
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341
Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601

Bennett WILLIAMS
RETAIL

ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK

Musser Plaza

35 Friendly Drive | Quarryville (Buck), PA 17566

Available For Lease

MARKET AERIAL



CALE BRUSO | ADAM HAGERMAN | BRAD ROHRBAUGH CHAD STINE
717.843.5555
www.bennettwilliams.com

York Office: 3528 Concord Rd. York, PA 17402
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341
Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601

Bennett WILLIAMS
RETAIL

ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK