

± 1,990 - 12,000 SF

Musser Plaza

FOR LEASE

35 Friendly Drive | Quarryville (Buck), PA 17566



Overview

Musser Plaza is a Giant grocery anchored shopping center located along Friendly Drive, in Quarryville/Buck, Pennsylvania. Phase 2 of the project includes the development of two new pad sites in front of the shopping center. The first pad has been leased by Starbuck's and the second building is available with units up to 12,000 SF. Other Tenant's in the center include Dollar General, Southern End Outdoors, Dolce Vita, and V & S Nails. Musser Plaza is a staple for the Quarryville/Buck market with a regional draw 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
 For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

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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



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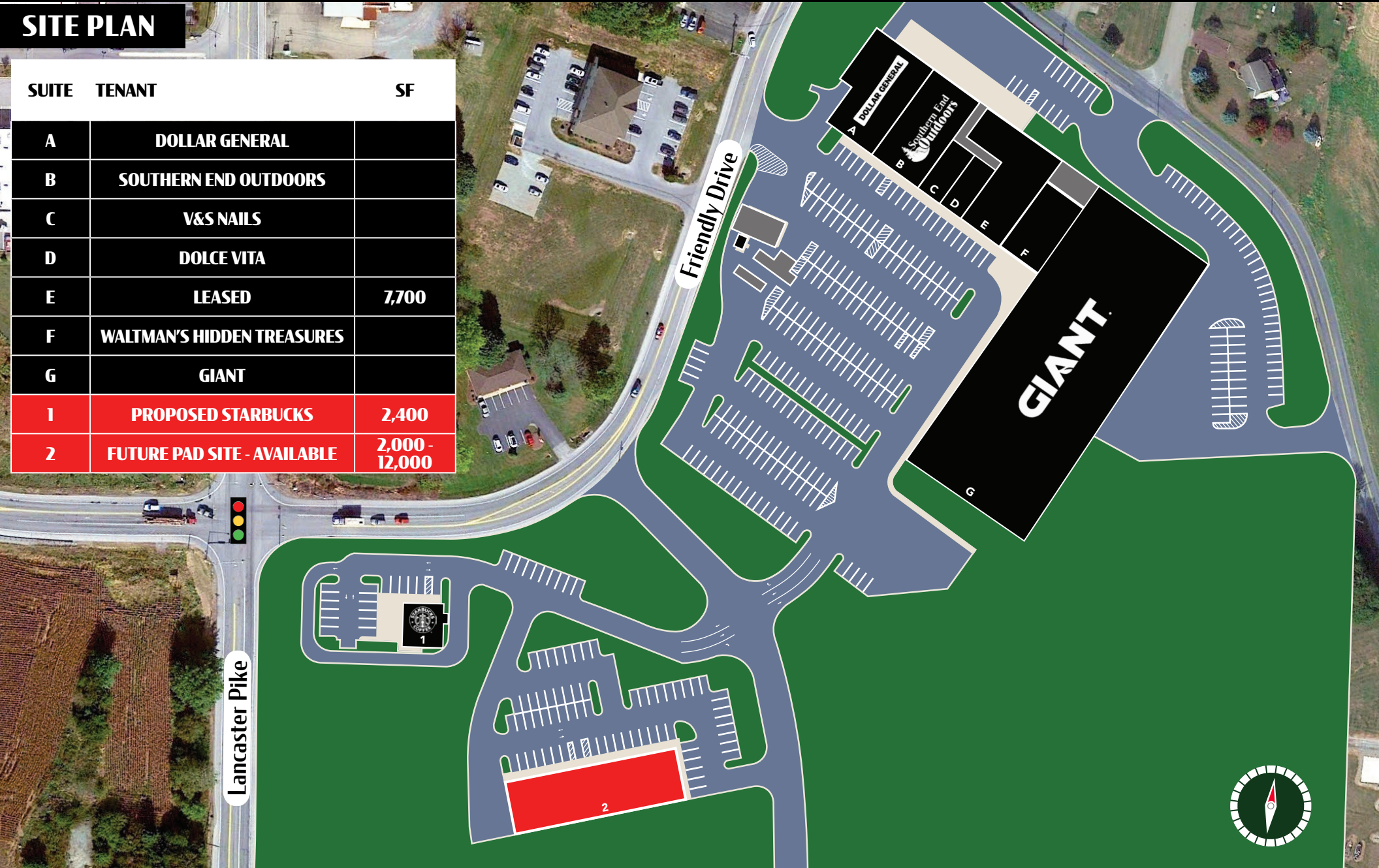
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SITE PLAN

SUITE	TENANT	SF
A	DOLLAR GENERAL	
B	SOUTHERN END OUTDOORS	
C	V&S NAILS	
D	DOLCE VITA	
E	LEASED	7,700
F	WALTMAN'S HIDDEN TREASURES	
G	GIANT	
1	PROPOSED STARBUCKS	2,400
2	FUTURE PAD SITE - AVAILABLE	2,000 - 12,000



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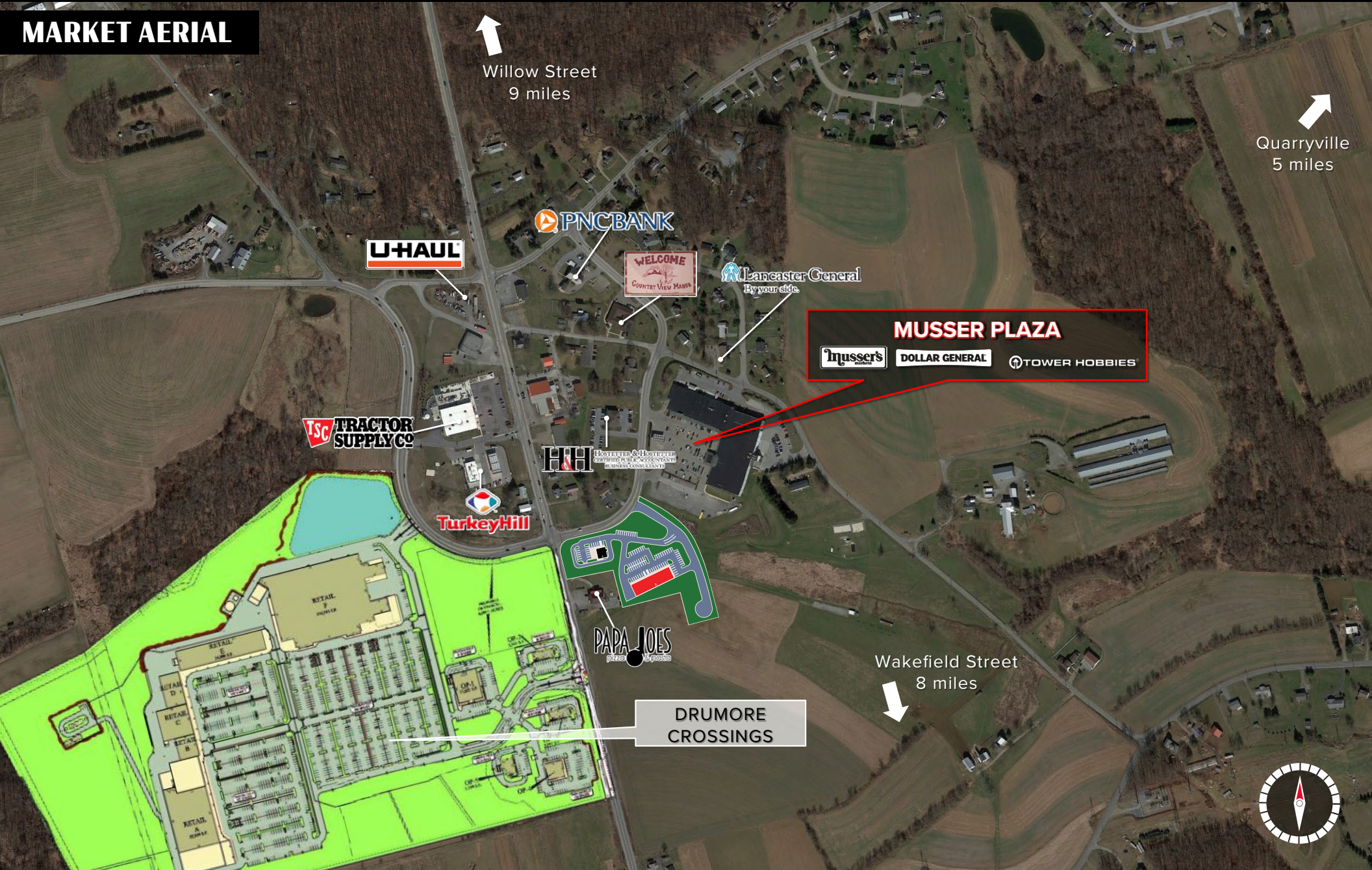
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MARKET AERIAL



Willow Street
9 miles

Quarryville
5 miles

U-HAUL

PNC BANK

WELCOME
COUNTY VIEW MANOR

Lancaster General
By your side.

MUSSER PLAZA
Inussers DOLLAR GENERAL TOWER HOBBIES

TSC TRACTOR SUPPLY CO

HH HOSPITALITY & HOTELIER
CERTIFIED REAL ESTATE BROKERS
BUSINESS CONSULTANTS

Turkey Hill

PAPA JOES

DRUMORE CROSSINGS

Wakefield Street
8 miles



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 107
West Chester, PA 19380

NEW JERSEY OFFICE:

236 E. Route 38, Suite 130
Moorestown, NJ 08057

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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.

