

± 800 - 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.**

**DOLLAR GENERAL**



Cale Bruso | Adam Hagerman | Brad Rohrbaugh | Chad Stine  
For Leasing Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



COMMERCIAL BROKERAGE. *Redefined.*

# 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 10,000 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  
For Leasing Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



COMMERCIAL BROKERAGE. *Redefined.*

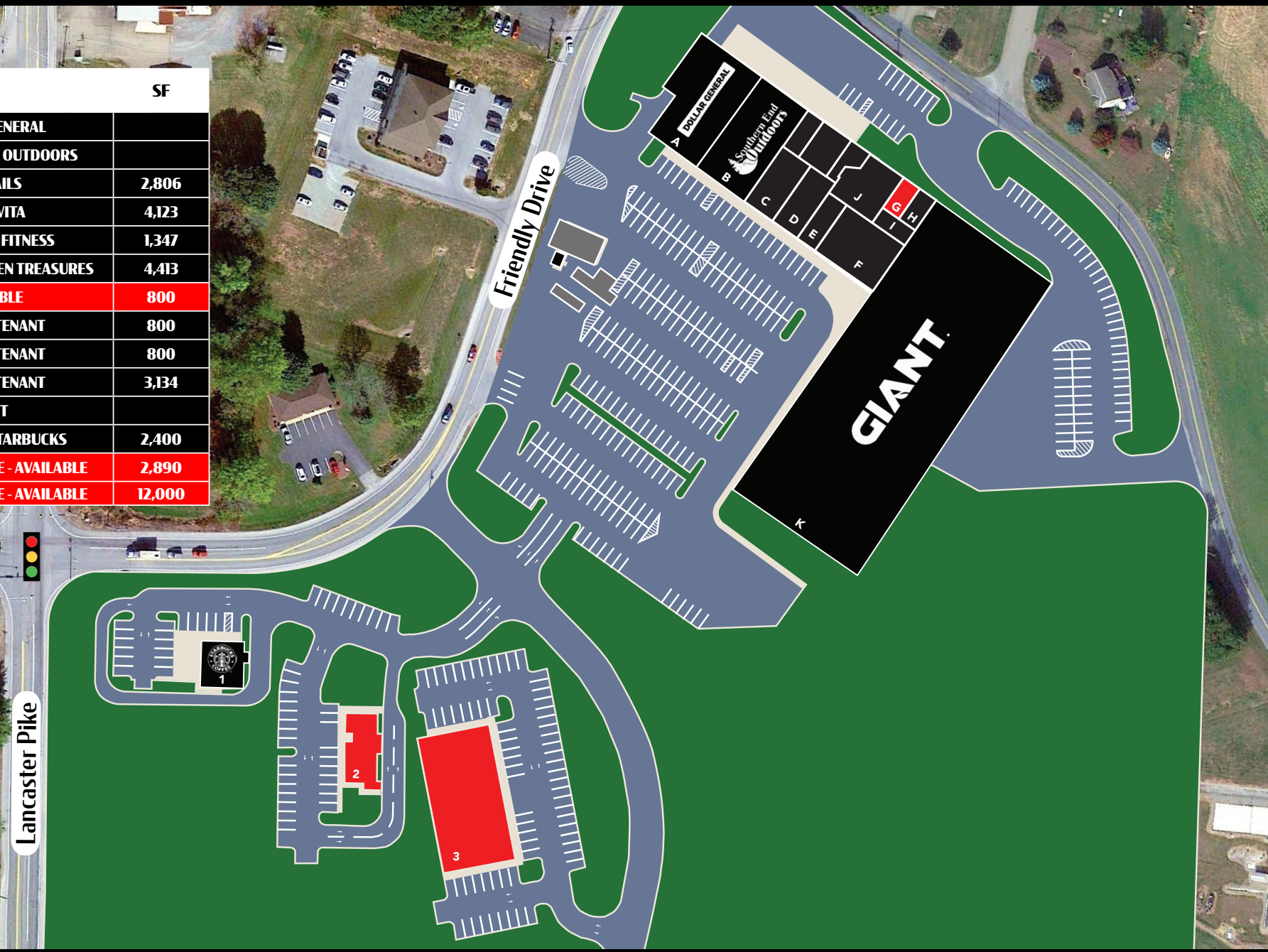
# Musser Plaza

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	2,806
D	DOLCE VITA	4,123
E	BULL RIDGE FITNESS	1,347
F	WALTMAN'S HIDDEN TREASURES	4,413
G	AVAILABLE	800
H	EXISTING TENANT	800
I	EXISTING TENANT	800
J	EXISTING TENANT	3,134
K	GIANT	
1	PROPOSED STARBUCKS	2,400
2	FUTURE PAD SITE - AVAILABLE	2,890
3	FUTURE PAD SITE - AVAILABLE	12,000



Cale Bruso | Adam Hagerman | Brad Rohrbaugh | Chad Stine  
 For Leasing Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



COMMERCIAL BROKERAGE. *Redefined.*

# Musser Plaza

35 Friendly Drive | Quarryville (Buck), PA 17566

Available For Lease

## MARKET AERIAL



Cale Bruso | Adam Hagerman | Brad Rohrbaugh | Chad Stine  
For Leasing Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



COMMERCIAL BROKERAGE. *Redefined.*

# 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 1  
West Chester, PA 19380

### NEW JERSEY OFFICE:

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

## LISTING AGENTS:



### Cale Bruso

cbruso@bennettwilliams.com



### Adam Hagerman

ahagerman@bennettwilliams.com



### Brad Rohrbaugh

brohrbaugh@bennettwilliams.com



### Chad Stine

cstine@bennettwilliams.com

### CONTACT US

717.843.5555 | [www.bennettwilliams.com](http://www.bennettwilliams.com)

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.

