

# PARK VILLAGE PLAZA

597 E. Main Street | Hummelstown, PA | 17036

**UP TO 7,000 SF AVAILABLE | FOR LEASE**



## PROJECT

Park Village Plaza is a well-located 71,934 square foot Gold's Gym anchored shopping center located along East Main Street in Hummelstown, PA. The center has strong national co-tenants such as Gold's Gym, Advanced Auto Parts, Aroogas, McDonald's, and Sheetz, to name a few. The Park Village Plaza is strategically located on East Main Street, accessible off of W. Chocolate Avenue (22,000 VPD), which is the main retail thoroughfare of the market. The property's positioning offers convenient access to highly traveled Route 322 (48,400 VPD). The trade area extends well over 5 miles with national retailers and is surrounded by dense residential neighborhoods attributing to strong economic demographics. With the high-volume flow of traffic from the nearby developments, including nationally renowned Hershey Park, Park Village Plaza easily pulls from the immediate and surrounding market points. retailer looking to enter a strong center with traffic-generating co-tenants in the Hummelstown market.

## LOCATION

Park Village Plaza is strategically located on East Main Street, accessible off of Hershey Park Drive (26,738 VPD), which is the main retail thoroughfare of the market. The property's positioning offers convenient access to highly traveled Route 322 (48,400 VPD). The trade area extends well over 5 miles with national retailers and is surrounded by dense residential neighborhoods attributing to strong economic demographics. With the high-volume flow of traffic from the nearby developments, including nationally renowned Hershey Park, Park Village Plaza easily pulls from the immediate and surrounding market points.

## TRADE AREA

Adding to the stability of the center, Park Village Plaza shows a 20-minute drive time demographic of over 178,256 people with household incomes of more than \$84,363 and daytime employment demographics equally as strong with 114,795. The demographics within a 10-mile radius include 279,590 people in 116,636 homes, a labor force of 224,228 with an average household income of \$80,567. The area's growth since 2000 has increased over 14.7% with 17,254 new homes.

POPULATION	3 MILES - 33,585	EMPLOYEES	3 MILES - 26,641
	5 MILES - 68,730		5 MILES - 54,650
	7 MILES - 143,988		7 MILES - 116,148
AVERAGE HHI	3 MILES - \$109,045	HOUSEHOLDS	3 MILES - 14,179
	5 MILES - \$101,336		5 MILES - 28,337
	7 MILES - \$88,412		7 MILES - 61,248

**TRAFFIC COUNTS:** WALTON AVE : 9,275 VPD HERSHEY PARK DR : 26,738 VPD



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

**ABE KHAN | BRAD ROHRBAUGH | CHAD STINE**  
 717-843-5555  
 www.bennettwilliams.com





# PARK VILLAGE PLAZA

597 E. Main Street | Hummelstown, PA | 17036

SPACE	TENANT	AREA (SQ FT)
	DISTRICT JUSTICE	3,200
	TRAVEL CHAMPS	1,200
	GOLD'S GYM	28,660
	SUPERCUTS	1,250
	TANTEPIA	2,000
	RESTAURANT COMING SOON	3,700
	H&R BLOCK	2,000
	CAPITAL FOOT & ANKLE	3,000
	ADVANCE AUTO PARTS	8,000
	AROOGAS	6,524
	HUMMELSTOWN BEVERAGE	7,000
	PA DANCE SPORT	5,400
	PAPA JOHNS	
	COCOA DINER	



ACTIVE MEMBER OF:  
**RETAIL** BROKERS NETWORK

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

**ABE KHAN | BRAD ROHRBAUGH | CHAD STINE**  
 717-843-5555  
 www.bennettwilliams.com

**Bennett WILLIAMS**  
 RETAIL

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.



# PARK VILLAGE PLAZA

597 E. Main Street | Hummelstown, PA | 17036



ACTIVE MEMBER OF:  
**RETAIL** BROKERS NETWORK

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

**ABE KHAN | BRAD ROHRBAUGH | CHAD STINE**  
 717-843-5555  
[www.bennettwilliams.com](http://www.bennettwilliams.com)

**Bennett Williams**  
 RETAIL

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.