

# RICHMOND SQUARE

605 Richmond Drive | Lancaster, PA | 17601

± 1,764 - 4,364 SF AVAILABLE | FOR LEASE



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## PROPERTY OVERVIEW

Richmond Square is a newer mixed use, ideally and conveniently positioned along Fruitville Pike in Lancaster, PA., with easy access to Route 30. The project includes over 30,000 square feet of retail as well as over 1,000,000 square feet of residential space neighboring the center. Richmond Square is located within a mile of Route 30 (66,000 VPD), which is the major thoroughfare in the Lancaster market. The project also benefits from dense demographic numbers which include 51,882 households within a 5-mile radius, as well as an average household income of \$83,586.


## LOCATION


Richmond Square is ideally situated on Fruitville Pike approximately five (5) miles from downtown Lancaster City. Highly traveled Route 722 (Petersburg Road) and Fruitville Pike, provide convenient access for employees, visitors or residents to the subject property. Located in Manheim Township, the project is located within a fast-growing market of residential and retail, making it the ideal location for any use.


## 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 Richmond 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.




**POPULATION**  
247,985

**EMPLOYEES**  
199,993

**HH INCOME**  
\$89,278

**HOUSEHOLDS**  
99,081

**TRAFFIC COUNTS**  
FRUITVILLE PIKE - 16,000 VPD  
ROUTE 30 - 66,000 VPD

20 MINUTE DRIVE TIME DEMOGRAPHICS





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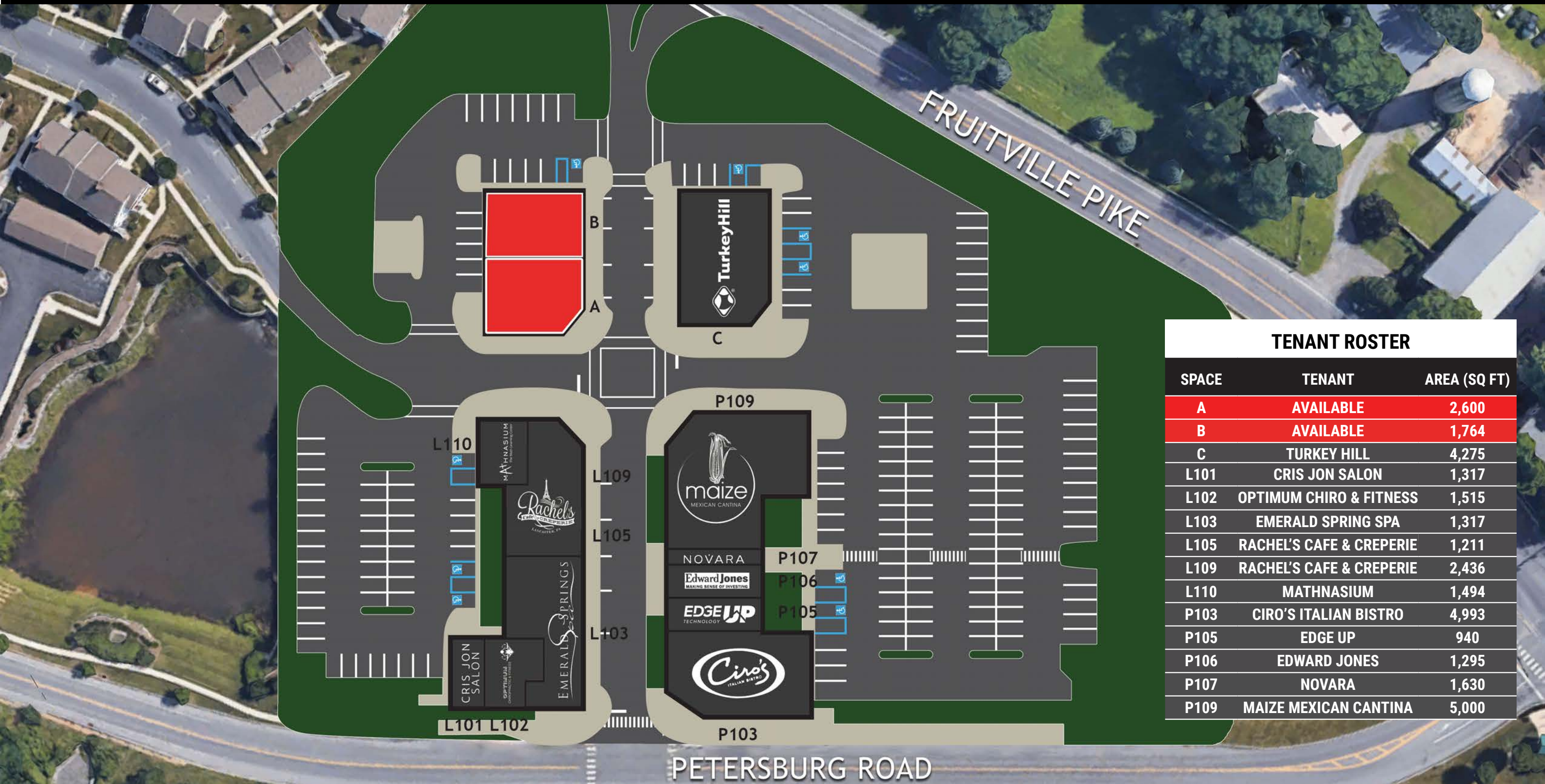
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## TENANT ROSTER

SPACE	TENANT	AREA (SQ FT)
A	AVAILABLE	2,600
B	AVAILABLE	1,764
C	TURKEY HILL	4,275
L101	CRIS JON SALON	1,317
L102	OPTIMUM CHIRO & FITNESS	1,515
L103	EMERALD SPRING SPA	1,317
L105	RACHEL'S CAFE & CREPERIE	1,211
L109	RACHEL'S CAFE & CREPERIE	2,436
L110	MATHNASIUM	1,494
P103	CIRO'S ITALIAN BISTRO	4,993
P105	EDGE UP	940
P106	EDWARD JONES	1,295
P107	NOVARA	1,630
P109	MAIZE MEXICAN CANTINA	5,000



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