

605 RICHMOND DRIVE

LANCASTER, PA 17601

For Lease

RICHMOND SQUARE

AVAILABLE: ±940- 1,774 SF



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COMMERCIAL BROKERAGE. *Redefined.*

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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 ($\pm 100,000$ 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 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.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	39,611	137,540	239,695
TOTAL EMPLOYEES	29,840	93,040	132,168
AVERAGE HHI	\$110,773	\$104,015	\$94,366
TOTAL HOUSEHOLDS	15,397	54,445	92,956

TRAFFIC COUNTS:

Fruitville Pike - $\pm 16,000$ VPD | **Petersburg Rd** - $\pm 8,000$ VPD

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.



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SITE PLAN



UNIT	TENANT	AREA (SF)
600-101	Manheim Township Fire Department	3,740
600-102	AVAILABLE	1,774
601	Turkey Hill	4,275
PI03	Ciro's Italian Bistro	4,993
PI05	AVAILABLE	940
PI06	Edward D. Jones & Co.	1,295
PI07	Novara Healthcare	1,630
PI09	Tequila Mexican Grill & Bar	5,000
L101	Cris Jon Salon	1,317
L102	Convoite Nails	1,515
L103	Fiori Medical Aesthetics & Wellness	2,762
L105-109	Pancake Farm	3,647
L110	Mathnasium	1,494



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MARKET AERIAL



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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.

At Bennett Williams, your investments are always in good hands. Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the investment sales segment of the industry.



Bennett Williams is a member of the Capital Markets Real Estate Network, a nationwide network of professionals dedicated to, and specializing in the capital markets segment of commercial real estate. CMRE is comprised of the most highly-qualified, best-experienced independent Capital Market real estate professionals.

INVESTMENT ADVISORS:

Abe Khan

akhan@bennettwilliams.com

Brad Rohrbaugh

brohrbaugh@bennettwilliams.com

Chad Stine

cstine@bennettwilliams.com

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

EXTON OFFICE:

1 E. Uwchlan Ave.
Suite 409, Exton, PA 19341

WILLIAMSPORT OFFICE:

1000 Commerce Park Dr. Suite 310
Williamsport, PA 17701

LANCASTER OFFICE:

150 Farmington Ln. Suite 201
Lancaster, PA 17601

NEW JERSEY OFFICE:

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

WEST CHESTER OFFICE:

107 E. Chestnut St. Suite 107
West Chester, PA 19380

CONTACT US

717.843.5555

www.bennettwilliams.com

