

Rising Sun Towne Centre

42-60 E MAIN ST | RISING SUN, MD | 21911

±1,982-3,200 SF
FOR LEASE



OVERVIEW

Rising Sun Towne Centre 145,772 square foot, grocery anchored shopping center situated along E. Main Street in Rising Sun, Maryland. The project is anchored by Martin's Food's which represents the market's dominant grocer. The property is a focal point for the market by having the area's dominant grocer and accommodating the surrounding municipality by offering food, fitness, banking, discount retail, and many other uses.

JOIN:

MARTIN'S

DOLLAR TREE

**BIG
LOTS!**



Abe Khan | Blake Shaffer | Brad Rohrbaugh | Chad Stine

For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com

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LOCATION

Rising Sun Towne Centre is conveniently situated along Route 273 in Rising Sun, Maryland. The property offers over 1,000 feet of frontage along Route 273. The shopping center's strategic location allows for quick access to Route 1 which extends from New Jersey into the Washington D.C. metropolitan area. With a line-up of national retailers and sought-after retail users, this property draws from a trade area that extends over 10 miles.

TRADE AREA

Adding to the stability of the project, from a 20-minute drive time Rising Sun Towne Centre features a demographic of more than 191,542 people with household incomes of more than \$97,933 and daytime employment demographics equally as strong with 57,685. The demographics within a 10-mile radius include 86,477 people in 31,743 homes, a labor force of 19,428 with an average household income of \$96,931. The area's growth since 2000 has increased by 20.8% with 6,605 new homes.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	65,090	171,009	247,304
TOTAL EMPLOYEES	55,064	123,757	165,816
AVERAGE HHI	\$92,421	\$87,407	\$86,001
TOTAL HOUSEHOLDS	28,105	72,911	102,689
TRAFFIC COUNTS: Simpson Ferry Road - ±17,000 VPD			



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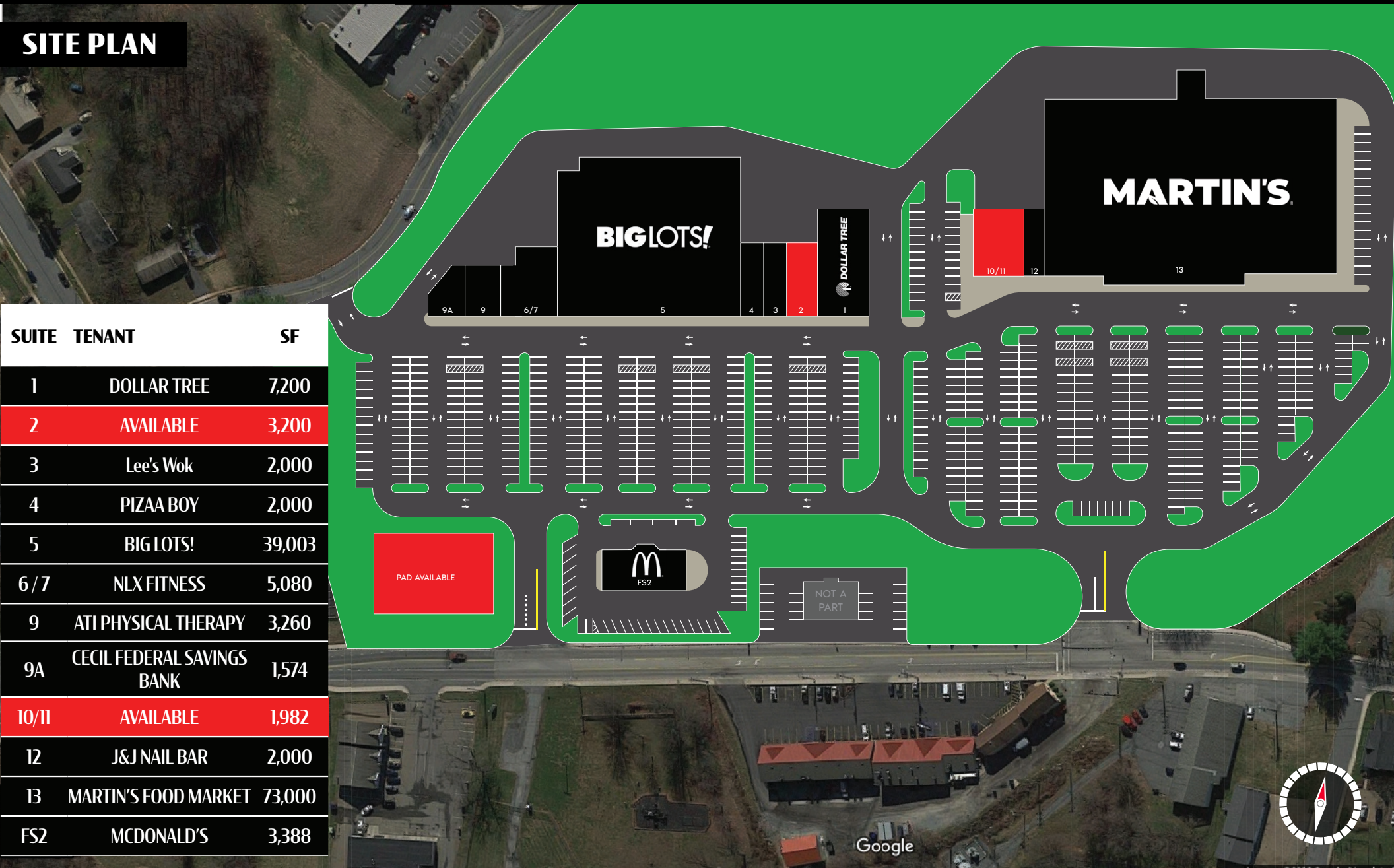
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SITE PLAN



SUITE	TENANT	SF
1	DOLLAR TREE	7,200
2	AVAILABLE	3,200
3	Lee's Wok	2,000
4	PIZAA BOY	2,000
5	BIG LOTS!	39,003
6/7	NLX FITNESS	5,080
9	ATI PHYSICAL THERAPY	3,260
9A	CECIL FEDERAL SAVINGS BANK	1,574
10/11	AVAILABLE	1,982
12	J&J NAIL BAR	2,000
13	MARTIN'S FOOD MARKET	73,000
FS2	MCDONALD'S	3,388



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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.

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