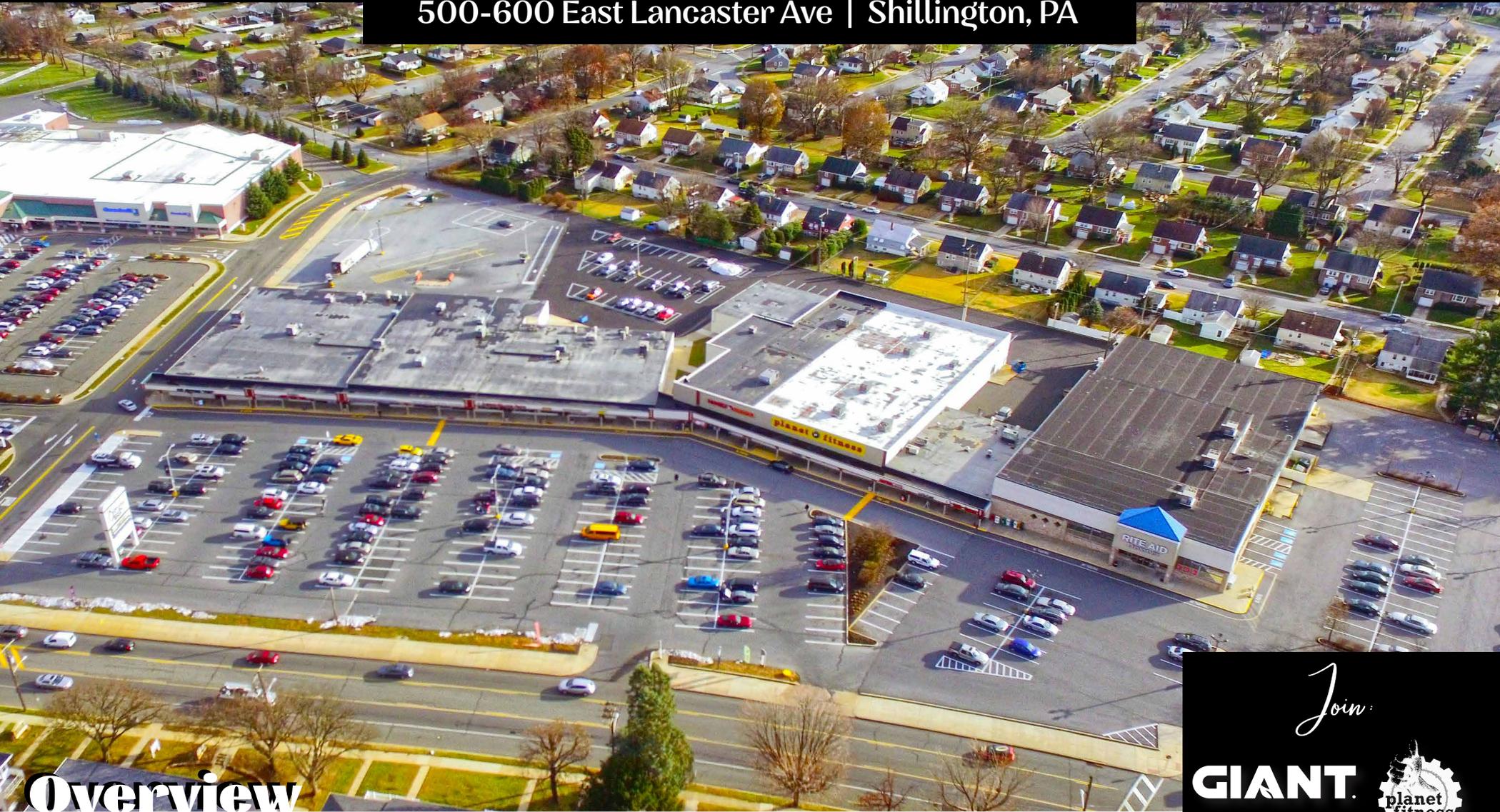


±2,380 - 3,200 SF

Shillington Shopping Center

FOR LEASE

500-600 East Lancaster Ave | Shillington, PA



Overview

Shillington Shopping Center is a 75,887 square-foot Giant & Goodwill shadow anchored retail shopping center, centrally located in Shillington, Pennsylvania, situated at a signalized intersection along Lancaster Avenue (Route 222) which sees over 16,000 VPD. The center is shadow anchored by Giant and Goodwill and includes other leading national retailers such as Planet Fitness, Pet Supplies Plus, Wine & Spirits, Family Dollar, and Supercuts, just to name a few.

Join:

GIANT 

 **LITTLE CAESARS** **SUBWAY**

SUPERCUTS **PET SUPPLIES PLUS**

FINE WINE & GOOD SPIRITS

BW COMMERCIAL Abe Khan | Blake Shaffer | Ashlee Lehman | Brad Rohrbaugh | Chad Stine
For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com

ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

COMMERCIAL BROKERAGE. *Redefined.*

Shillington Shopping Center

500-600 East Lancaster Ave. Shillington, PA 19607

Available For Lease



Location - Shillington Shopping Center is strategically positioned with significant frontage in one of the market's primary retail corridors, Lancaster Avenue (Route 222). The center benefits from the high-volume traffic flow of Lancaster Avenue, which is one of the area's heaviest traveled roadways. Lancaster Avenue acts as a focal point for retail, with a trade area that extends more than 5 miles, attracting a vast customer base. With high concentration of traffic driven by the anchor tenants within the center, as well as the surrounding retail, the center pulls from not just the immediate trade area but the surrounding market points as well.

Trade Area - Adding to the stability of the project, Shillington Shopping Center shows a 15-minute drive time demographic of over 283,766 people with household incomes of more than \$81,197 and daytime employment demographics equally as strong with 146,350. The demographics within a 5-mile radius include 184,532 people in 71,496 homes, a labor force of 102,190 with an average household income of \$72,613. The area's growth since 2000 has increased over 8.4% with 5,994 new homes.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	94,608	183,101	240,822
TOTAL EMPLOYEES	55,339	101,358	124,638
AVERAGE HHI	\$70,971	\$72,733	\$78,208
TOTAL HOUSEHOLDS	38,272	70,864	93,023

TRAFFIC COUNTS: **E LANCASTER AVE.** - 16,000 VPD

Available Space



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Available For Lease

SITE PLAN

GIANT



TENANT ROSTER

SPACE	TENANT	AREA (SQ FT)
A-1	Pet Supplies Plus	8,330
A-3	Solar Nails	2,800
A-4	AVAILABLE	2,380
A-5	Wingstop	3,200
A-6	PennDOT	5,608
A-8/9	Wine & Spirits	5,381
A-10	Shillington Beer Stop	4,600
A-12	Tobacco Store	1,065
A-13	Allstate	1,525
A-14	Subway	1,700
A-15	Members 1st	2,300
B-1	Zabala	852
B-2	AVAILABLE STORAGE	3,200
B-3	Sherwin Williams Annex	1,850
B-4	Family Dollar	8,474
B-6	Planet Fitness	14,526
B-7	Supercuts	1,526
B-8	Cell Experts	1,620
B-9	Little Caesars	1,600
PAD	Wells Fargo Bank	3,350

ELKINGS AVENUE

LANCASTER AVENUE / ROUTE 222 16,000 VPD



Abe Khan | Blake Shaffer | Ashlee Lehman | Brad Rohrbaugh | Chad Stine
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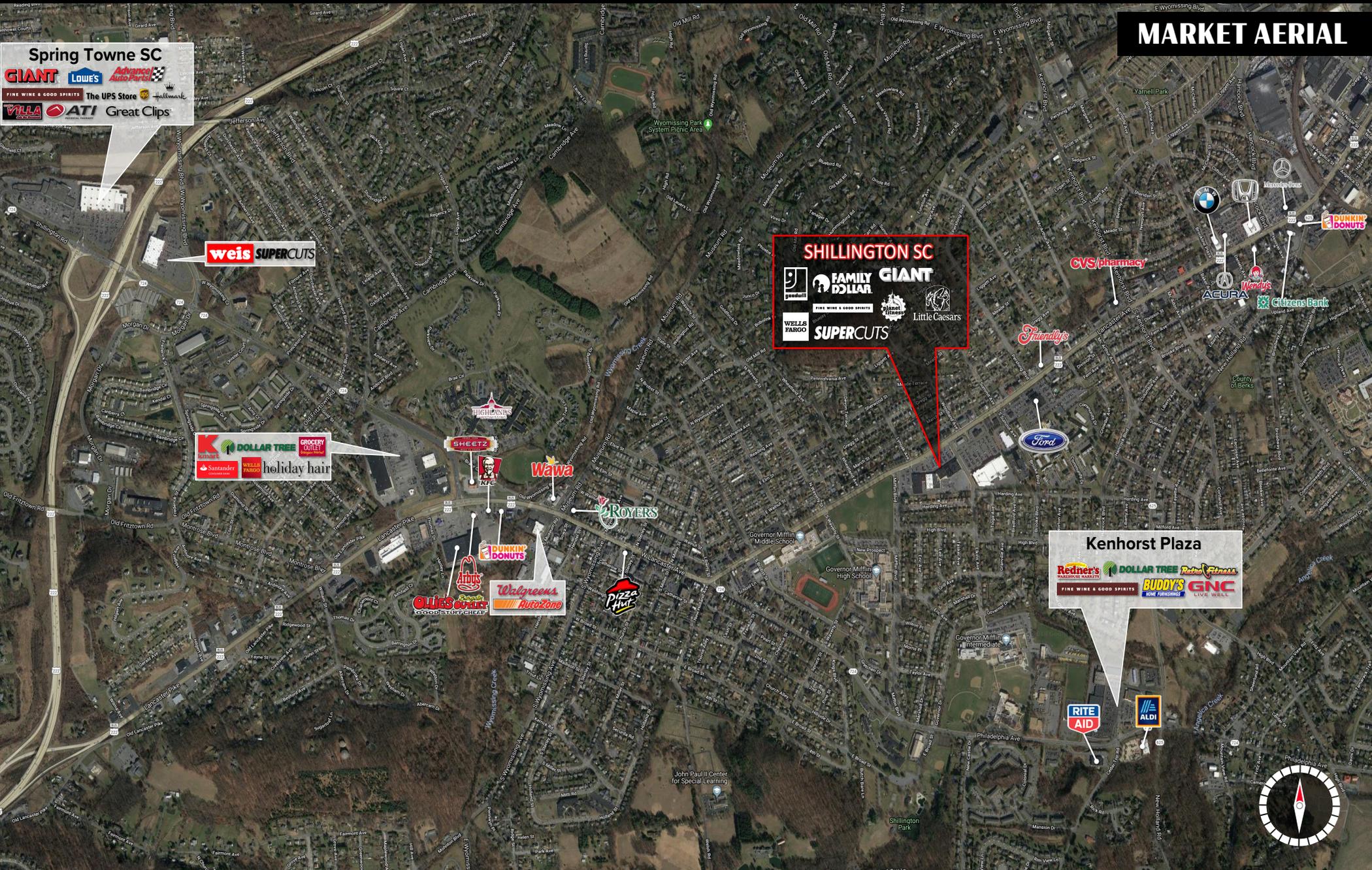
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Shillington Shopping Center

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Available For Lease

MARKET AERIAL



Spring Towne SC
GIANT | Lowe's | Advance Auto Parts
FINE WINE & GOOD SPIRITS | The UPS Store | Hallmark
VILLA | ATI | Great Clips

weis SUPERCUTS

SHILLINGTON SC
FAMILY DOLLAR | GIANT
FINE WINE & GOOD SPIRITS | Little Caesars
WELLS FARGO | SUPERCUTS

DOLLAR TREE | GROCERY OUTLET
Santander | WELLS FARGO | holiday hair

SHEETZ | KFC | Wawa

DUNKIN' DONUTS | Walgreens | AutoZone

Kenhorst Plaza
Redner's | DOLLAR TREE | Retro Fitness
FINE WINE & GOOD SPIRITS | BUDDY'S | GNC
HOME FURNISHINGS | LIVE WELL

RITE AID | ALDI



About Bennett Williams

Bennett WILLIAMS
COMMERCIAL REAL ESTATE

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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