SHILLINGTON SHOPPING CENTER

500-600 EAST LANCASTER AVE | SHILLINGTON, PA



OVERVIEW

1,620-1,850 SF FOR LEASE

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

planet fitness

Little Caesars

SUPERCUTS

SUBWAY

PET SUPPLIES PLUS

FINE WINE & GOOD SPIRITS

BW COMMERCIAL

Blake Shaffer | Tyler Gettel | 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.*









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



BW COMMERCIAL
Blake Shaffer | Tyler Gettel | 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.*

SITE PLAN



TENANT ROSTER

SPACE	TENANT	AREA (SQ FT)
A-1	Pet Supplies Plus	8,330
A-3	Solar Nails	2,800
A-4	Insurance	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	Hipoke Ramen	1,525
A-14	Subway	1,700
A-15-B-2	Ivy Rehab	2,300
B-3	**AVAILABLE**	**1,850**
B-4	Family Dollar	8,474
B-6	Planet Fitness	14,526
B-7	Supercuts	1,526
B-8	**AVAILABLE**	**1,620**
B-9	Little Caesars	1,600
PAD	Wells Fargo Bank	3,350

BW COMMERCIAL

Blake Shaffer | Tyler Gettel | 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.*

MARKET AERIAL



BW COMMERCIAL

Blake Shaffer | Tyler Gettel | 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.*

Bennett Williams
COMMERCIAL REAL ESTATE

OUR LOCATIONS:

YORK OFFICE:
3528 Concord Rd.
York, PA 17402

LANCASTER OFFICE:
150 Farmington Lane, Suite 201
Lancaster, PA 17601

EXTON OFFICE:
1 E. Uwchlan Ave.
Suite 409, Exton, PA 19341

STATE COLLEGE OFFICE:
330 Innovation Blvd, Suite 205
State College, PA 16803

NEW JERSEY OFFICE:
236 E. Route 38, Suite 130
Moorestown, NJ 08057

LISTING AGENTS:



Blake Shaffer
BShaffer@bennettwilliams.com



Tyler Gettel
TGettel@bennettwilliams.com



Brad Rohrbaugh
BRohrbaugh@bennettwilliams.com



Chad Stine
CStine@bennettwilliams.com

CONTACT US
717.843.5555 | www.bennettwilliams.com

LANDLORD REPRESENTATION | TENANT REPRESENTATION | INVESTMENT SALES | PROPERTY MANAGEMENT



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.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

RETAIL BROKERS NETWORK

ICSC