

Village at Gap

5360 Lincoln Highway | Gap, PA 17527

Available
±1,820–4,096 SF

weis
Annual Visits
481.2K

LV Nails
Annual Visits
27K

Alessia's
Pizza & Grill
Annual Visits
8K

HAIR CUTTERY
Annual Visits
17.1K

Golden Wall Chinese Restaurant
Annual Visits
6.4K

FINE WINE & GOOD SPIRITS
Annual Visits
16.5K

Penn Medicine Lancaster General Health
Annual Visits
63.5K

Property Overview

Located just across the street from the new 97 room, Comfort Inn and Suites, the **Village at Gap** is a neighborhood grocery anchored retail shopping center situated along Lincoln Highway East (Route 30) in Lancaster, Pennsylvania. The center is anchored by Weis Markets, a dominant regional grocer, and has other co-tenants including, Hair Cuttery, Wine & Spirits, and Subway, just to name a few. The property also contains a 3,000 square-foot pad site opportunity that fronts Route 30 that would be perfect for multiple types of users.

Join National Retailers

weis **verizon**

Penn Medicine Lancaster General Health



Fulton Bank

FINE WINE & GOOD SPIRITS

Dave Nicholson | Brad Rohrbaugh | Chad Stine
717.843.5555
www.bennettwilliams.com | Retail Brokerage. **Redefined.**

York Office: 3528 Concord Rd. York, PA 17402
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341
Lancaster Office: 2173 Embassy Drive, Suite 201, Lancaster, PA 17601
New Jersey Office: 309 Fellowship Rd, Suite 200, Mt. Laurel, NJ 08054

Bennett Williams
COMMERCIAL REAL ESTATE

ACTIVE MEMBER OF:
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Village at Gap

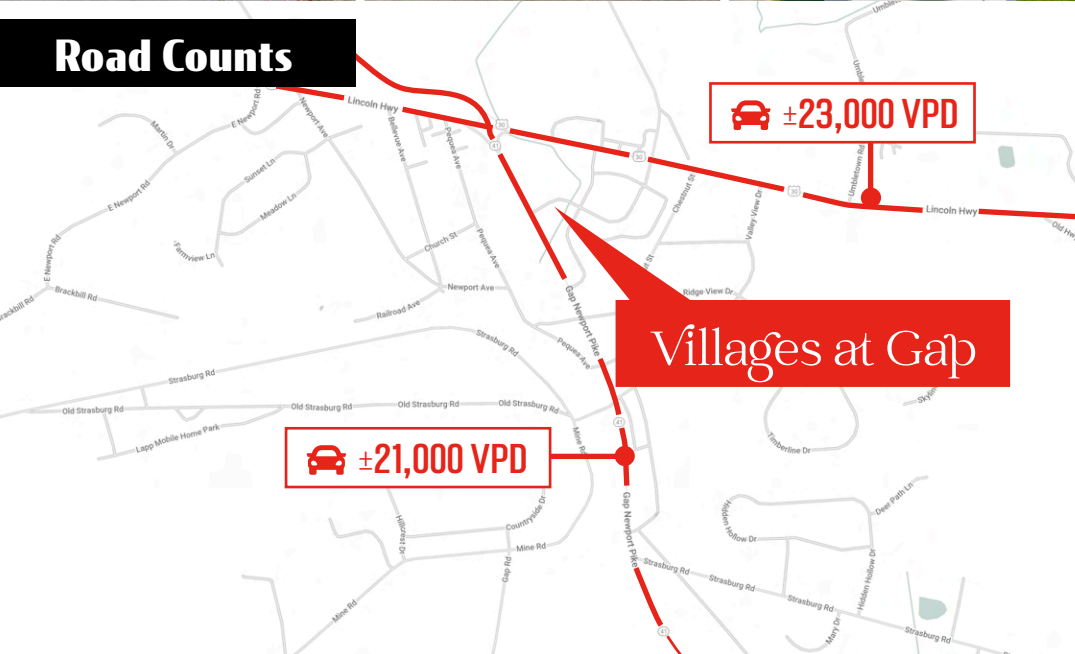
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Available For Lease

Location

Village at Gap is strategically positioned with significant frontage along the market's primary retail corridor along Lincoln Highway East (Route 30), which sees over 23,000 VPD. The center benefits from the high-volume traffic flow of Route 30, which is one of the market's heaviest traveled roadways. The roadway acts as a focal point for retail, with a trade area that extends more than 5 miles, attracting a vast customer base. With the high concentration of traffic driven by the surrounding retail, the center pulls from not just the immediate trade area but the surrounding market points as well. Urban Outfitters Distribution Center is within 1 mile of the center.



Road Counts



Trade Area

Adding to the stability of the project, Village at Gap shows a 20-minute drive time demographic of over 287,915 people with household incomes of more than \$78,606 and daytime employment demographics equally as strong with 148,035. The demographics within a 10-mile radius include 106,777 people in 36,510 homes, a labor force of 36,728 with an average household income of \$82,057. The area's growth since 2000 has increased over 18.5% with 6,765 new homes.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	9,684	21,180	49,221
TOTAL EMPLOYEES	7,064	15,542	37,059
AVERAGE HHI	\$98,977	\$96,076	\$93,754
TOTAL HOUSEHOLDS	2,968	6,463	15,886

TRAFFIC COUNTS: **RT 30** - ±23,000 VPD | **RT 41** - ±21,000 VPD

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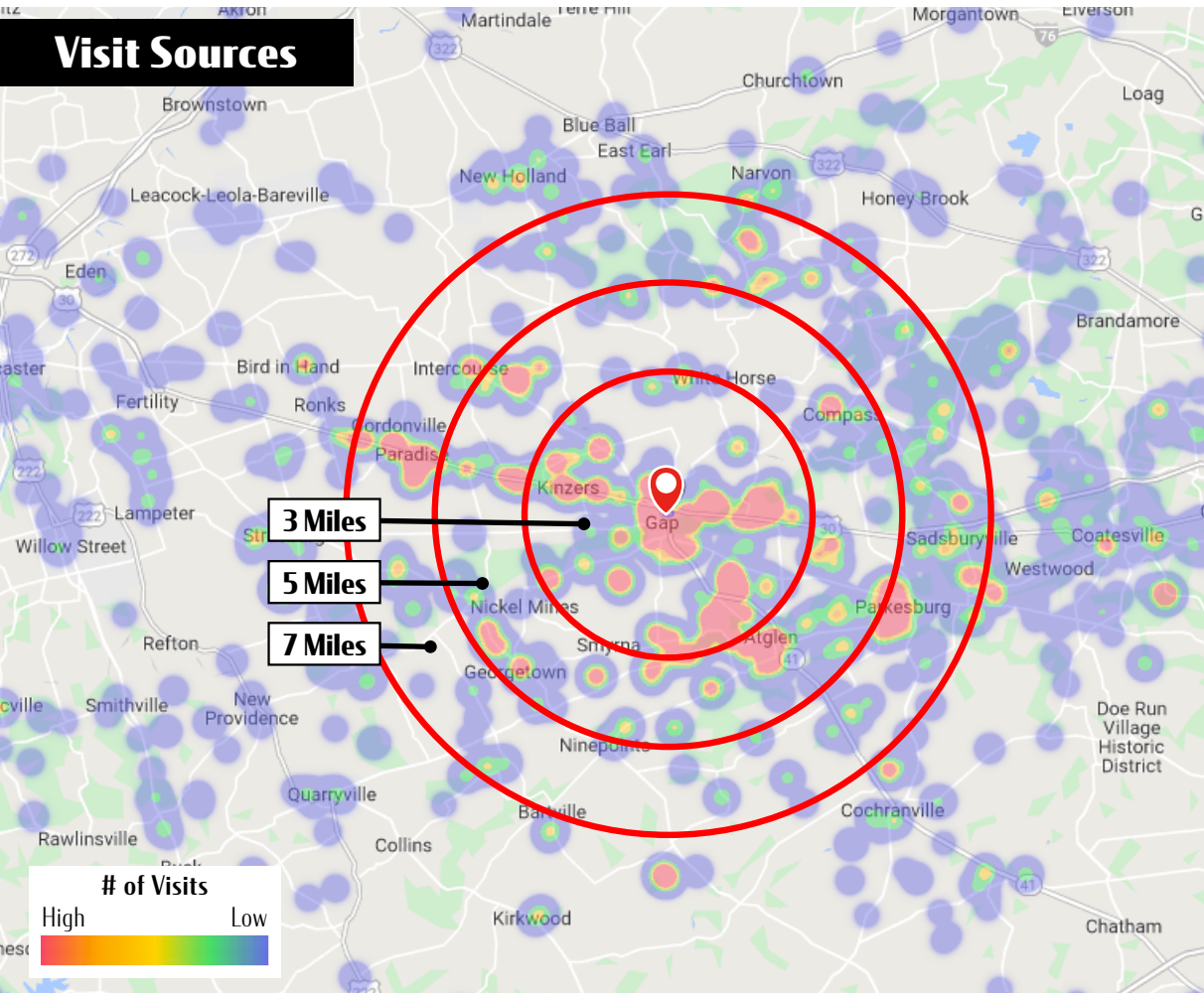
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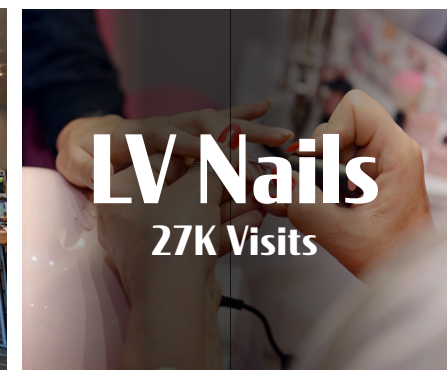
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Visit Sources



Top Tenants



CENTER OVERVIEW

ANNUAL STATISTICS

📍	VISITS	690K
👥	VISITORS	99.1K
🕒	VISIT FREQUENCY	7.03
🕒	AVG. DWELL TIME	43 min

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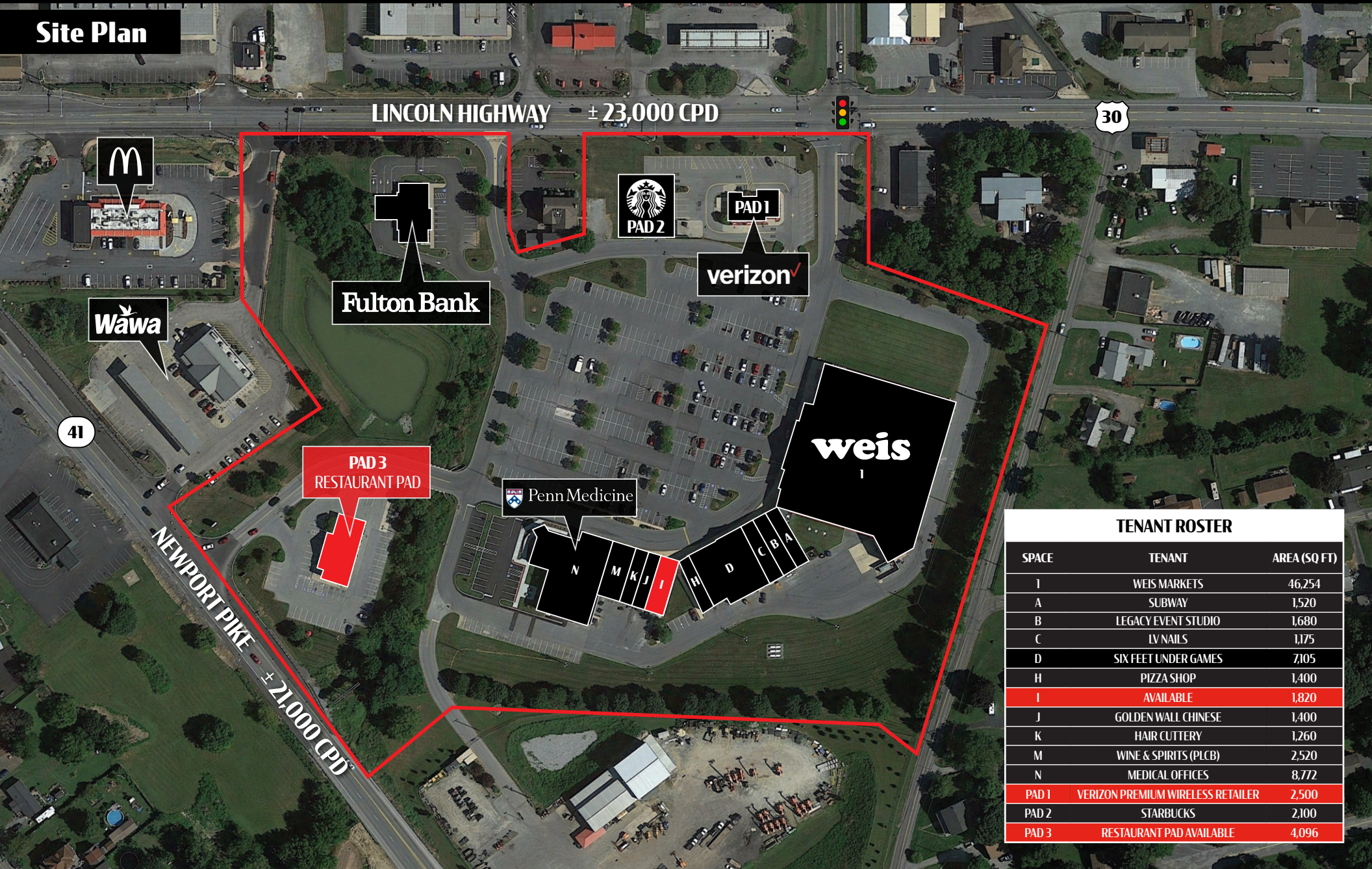
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Site Plan



TENANT ROSTER

SPACE	TENANT	AREA (SQ FT)
I	WEIS MARKETS	46,254
A	SUBWAY	1,520
B	LEGACY EVENT STUDIO	1,680
C	LV NAILS	1,175
D	SIX FEET UNDER GAMES	7,105
H	PIZZA SHOP	1,400
I	AVAILABLE	1,820
J	GOLDEN WALL CHINESE	1,400
K	HAIR CUTTERY	1,260
M	WINE & SPIRITS (PLCB)	2,520
N	MEDICAL OFFICES	8,772
PAD 1	VERIZON PREMIUM WIRELESS RETAILER	2,500
PAD 2	STARBUCKS	2,100
PAD 3	RESTAURANT PAD AVAILABLE	4,096

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Market Aerial



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