

852 US 15
Dillsburg, PA 17019

Dillsburg Shopping center

1,500 SF
Available For Lease

GIANT & **TSC TRACTOR SUPPLY CO** Anchored Center

TSC TRACTOR SUPPLY CO

DOLLAR TREE

GIANT

Advance Auto Parts

Little Caesars

RITE AID

15

US 15 - \$36,000 VPD



Property Overview

Dillsburg Shopping Center is a 153,088 square foot, grocery-anchored retail shopping center located along Route 15 in Dillsburg, PA. The project is dual-anchored by Giant Food Stores and Tractor Supply Co., while featuring additional national brands such as Rite-Aid, Dollar Tree, Fulton Bank, Verizon and Advance Auto Parts, to name a few. Dillsburg Shopping Center is a staple for the Dillsburg market as being the only grocery anchored retail shopping center in the immediate area. With its strong mix of national and local tenants, this constitutes a great project for any retailer.

Nearby Retailers



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

ACTIVE MEMBER OF:
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Map Location



Location

The project is conveniently situated with considerable frontage along the market's most heavily traveled roadway, Route 15 (36,000 VPD). Route 15 acts as one of Pennsylvania's main thoroughfares starting at the New York border, a principal North/South corridor featuring powerful growth in distribution/warehousing facilities and ending at the Maryland line. Dillsburg Shopping Center offers points of access from each of three roadways abutting the center.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	21,473	37,620	82,563
TOTAL EMPLOYEES	4,413	9,518	29,780
AVERAGE HHI	\$95,601	\$104,365	\$94,514
TOTAL HOUSEHOLDS	7,072	13,717	33,109

TRAFFIC COUNTS: Rt 15 - 36,000 VPD



Available Space



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Trade Area

Adding to the stability of the project, Dillsburg Shopping Center features a 20-minute drive time demographic covering more than 337,080 people. The demographics within a 10-mile radius include 169,258 people in 68,374 homes, a labor force of 85,432 with an average household income of \$93,872.



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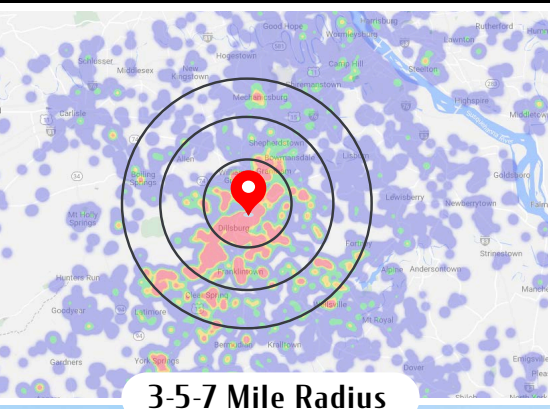


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of Visits
High
Low



VISIT FREQUENCY

7.23



AVERAGE DWELL TIME

38 Minutes



STATE RANKING

58/304



GIANT

Annual Visits

1.1M

State Ranking

40/150



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PROPERTY OUTLINE



SUITE	TENANT	SF	SUITE	TENANT	SF	SUITE	TENANT	SF	SUITE	TENANT	SF
1	Tractor Supply Co	37,780	5b	Verizon Wireless	2,000	10	China One	1,200	FS1	Fulton Bank	2,800
2	Dollar Tree	8,450	6	AVAILABLE	1,500	11	AVAILABLE	1,500	FS2	Advance Auto Parts	6,895
3	13 Stripes Crossfit	5,500	7	Subway	1,200	12	H&R Block	4,800	CENTER TOTAL		153,088
4	A&D Nails	2,500	8	Holiday Hair	1,200	13-15	Giant Food	58,750			
5	Smoker's Express	2,000	9	Little Caesars	1,200	16	Rite Aid	13,813			



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MARKET AERIAL

Dillsburg Shopping Center

GIANT



Little Caesars

**TSC TRACTOR
SUPPLY CO**

**Advance/
Auto Parts**



DOLLAR GENERAL



BOB RUTH

DILLSBURG, PA

FINE WINE & GOOD SPIRITS

DUNKIN'

15



15

**Baker's
DINER**



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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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OUR LOCATIONS:

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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 Lane
Lancaster, PA 17601

NEW JERSEY OFFICE:

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

WEST CHESTER OFFICE:

107 E Chestnut St, Suite 107
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