

852 US 15  
Dillsburg, PA 17019

# DILLSBURG SHOPPING CENTER

GIANT & TSC TRACTOR SUPPLY CO. ANCHORED CENTER

±16,613 SF  
**Available** For Lease

TSC TRACTOR  
SUPPLY CO.

DOLLAR TREE

GIANT

Advance  
Auto Parts



Little Caesars

15

US 15 - ±36,000 VPD



## NEARBY RETAILERS



SHEETZ



ABE KHAN | BLAKE SHAFFER | BRAD ROHRBAUGH | CHAD STINE  
FOR LEASING INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT [WWW.BENNETTWILLIAMS.COM](http://WWW.BENNETTWILLIAMS.COM)

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# 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 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.

# LOCATION OVERVIEW

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.

# MAP LOCATION



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			



## TRADE AREA OVERVIEW

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.





3-5-7 Mile Radius

# 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



**TSC TRACTOR SUPPLY CO**

Annual Visits: 154.4K  
16/98 State Ranking

**DOLLAR TREE**

Annual Visits: 61.3K  
278/301 State Ranking

**SUBWAY**

Annual Visits: 21K  
168/346 State Ranking

**GIANT**

Annual Visits: 1.1M  
40/150 State Ranking

**Advance Auto Parts**

Annual Visits: 75.1K  
2/215 State Ranking

**US 15 - ±36,000 VPD**



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# PROPERTY OUTLINE

PROPOSED 88  
TOWNHOMES



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



US 15 - ±36,000 VPD



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# MARKET AERIAL

## DILLSBURG SHOPPING CENTER

**GIANT**

**TSC TRACTOR  
SUPPLY CO**



Little Caesars

**Advance  
Auto Parts**



**DOLLAR TREE**



**DOLLAR GENERAL**



**BOB RUTH**  
  
DILLSBURG, PA

**FINE WINE & GOOD SPIRITS**

**DUNKIN'**

**SHEETZ**



**Baker's  
DINER**



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# Bennett Williams

## COMMERCIAL REAL ESTATE

### OUR LOCATIONS:

#### **YORK OFFICE:**

3528 Concord Rd.  
York, PA 17402

#### **EXTON OFFICE:**

1 E. Uwchlan Ave.  
Suite 409, Exton, PA 19341

#### **WEST CHESTER OFFICE:**

107 E Chestnut St, Suite 1  
West Chester, PA 19380

#### **LANCASTER OFFICE:**

150 Farmington Lane, Suite 201  
Lancaster, PA 17601

#### **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:



#### **Abe Khan**

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#### **Blake Shaffer**

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#### **CONTACT US**

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REPRESENTATION

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INVESTMENT  
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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.

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.

