

852 US 15
Dillsburg, PA 17019

DILLSBURG SHOPPING CENTER

±16,613 SF
Available For Lease

GIANT & **TSC TRACTOR SUPPLY CO.** ANCHORED CENTER



15

US 15 - ±36,000 VPD



NEARBY RETAILERS



BLAKE SHAFFER | BRAD ROHRBAUGH | CHAD STINE
FOR LEASING INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT WWW.BENNETTWILLIAMS.COM

ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

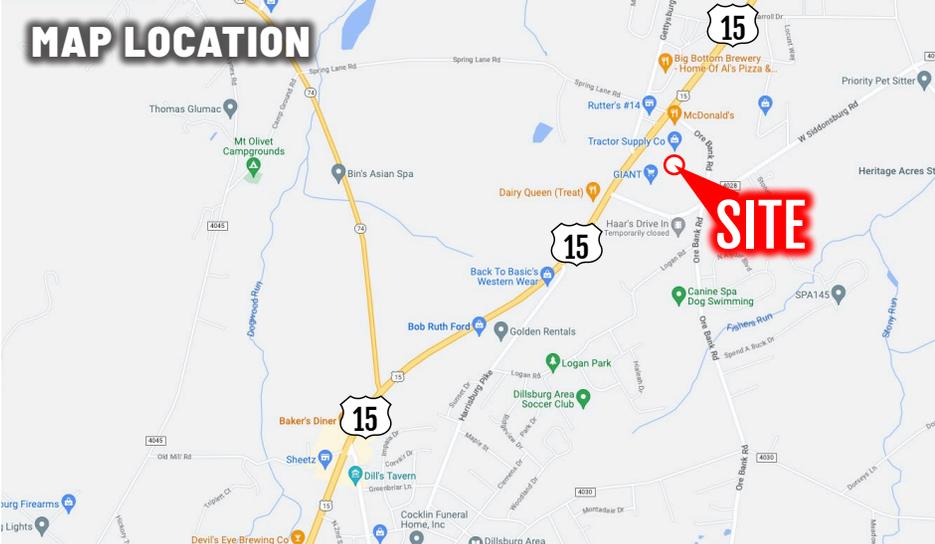
COMMERCIAL BROKERAGE. *Redefined.*

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.



| 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 |

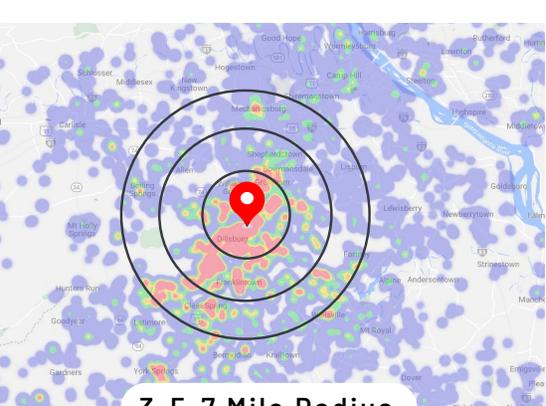
TRAFFIC COUNTS: Rt 15 - 36,000 VPD



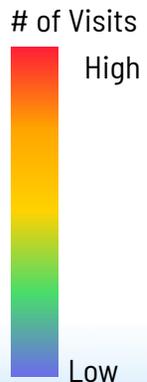
TRADE AREA OVERVIEW

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



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

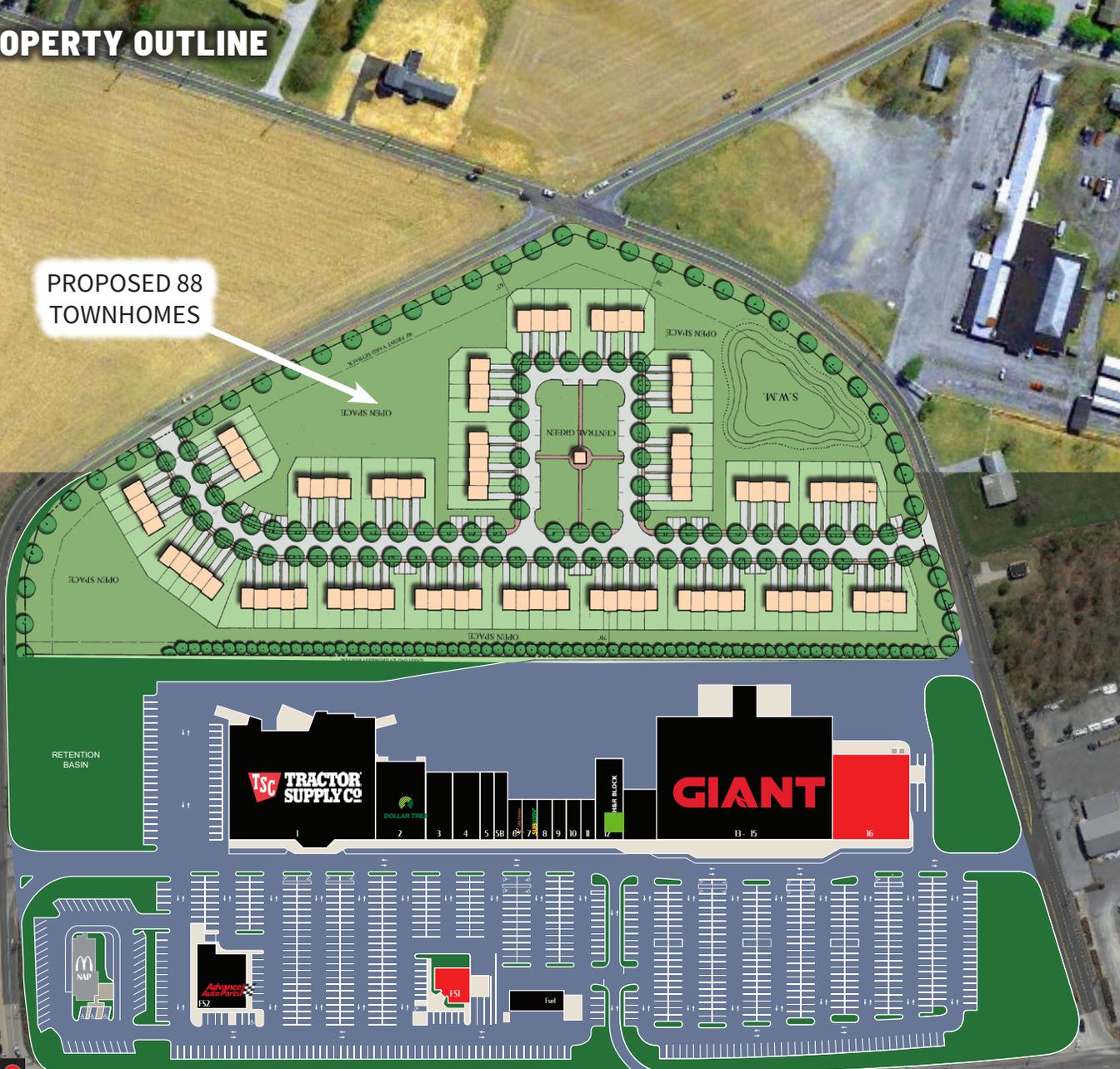
GIANT
 Annual Visits: 1.1M
 40/150 State Ranking

Advance Auto Parts
 Annual Visits: 75.1K
 2/215 State Ranking

US 15 - ±36,000 VPD

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



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

WEST CHESTER OFFICE:

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

NEW JERSEY OFFICE:

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

LISTING AGENTS:



Blake Shaffer

BShaffer@bennettwilliams.com



Brad Rohrbaugh

BRohrbaugh@bennettwilliams.com



Chad Stine

CStine@bennettwilliams.com

CONTACT US

717.843.5555 | www.bennettwilliams.com

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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.

