

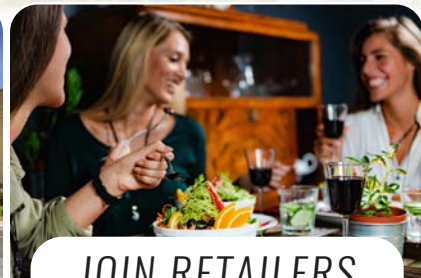
AVAILABLE FOR LEASE

# west manchester

TOWN CENTER

Bennett WILLIAMS  
RETAIL

415 Town Center Drive | York, PA 17408



JOIN RETAILERS



Walmart

KOHL'S

DSW

OUTBACK  
STEAKHOUSE®

petco  
where the healthy pets go

REGAL  
CINEMAS

at home  
The Home Décor Superstore

KIRKLAND'S

Burlington

DICKEY'S  
BARBECUE PIT

MOD

tropical  
SMOOTHIE CAFE

at&t

BUFFALO WILD WINGS  
GRILL & BAR

LOFT

HOBBY LOBBY

GNC

HomeGoods®





West Manchester Town Center, a 722,975-square foot anchored regional power center ideally located in the west end of York, Pennsylvania directly off of Route 30 (43,000 CPD) and Route 74 (21,000 CPD). West Manchester Town Center is just 25 miles West of Lancaster, PA., 25 miles south of Harrisburg, PA., and 55 miles north of Baltimore, MD., making it a regional draw for consumers. The center is co-anchored by Wal-Mart, Kohl's, Regal Cinemas and Central Pennsylvania's only At Home home décor superstore. West Manchester Town Center was recently re-developed from an interior mall to an open-air retail shopping destination that is also home to other leading retailers such as Burlington Coat Factory, Petco, DSW, Kirkland's, Wine & Spirits, and Outback Steakhouse, just to name a few.

### ANCHOR TENANTS

WALMART - 206,187 SF  
AT HOME - 120,000 SF  
KOHL'S - 87,925 SF  
BURLINGTON - 54,100 SF  
HOBBY LOBBY - 52,333 SF  
REGAL CINEMAS - 42,970 SF

### DESTINATION RESTAURANTS

OUTBACK STEAKHOUSE - 5,862 SF  
BUFFALO WILD WINGS - 4,960 SF  
MOD PIZZA - 2,846 SF  
DICKEY'S BBQ - 2,002 SF  
TROPICAL SMOOTHIE - 1,547 SF  
SUBWAY - 1,505 SF

### AVAILABLE SPACE

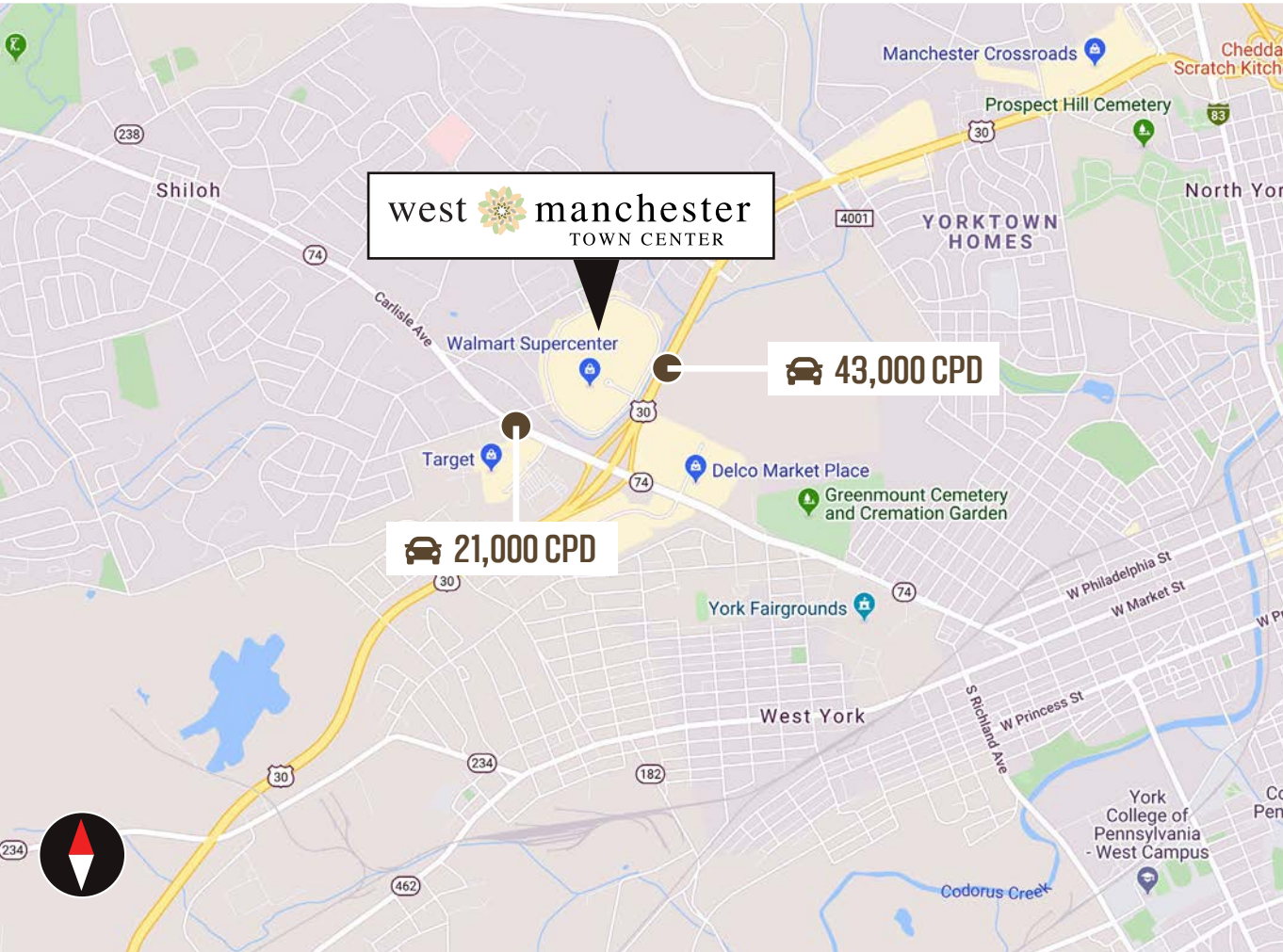
± 2,234 - 5,338 SF & PAD SITES





## PROPERTY LOCATION

Along with its great visibility to Route 30, the center benefits from a demographic area that includes top manufacturers in York County such as Target, Starbucks, Harley Davidson, and Johnson Controls all with substantial distribution centers along I-83 just a few short miles away, as well as a new 220,000 square-foot hospital for Memorial Hospital, which opened in August of 2019.



## TRADE AREA

Adding to the stability of the project, West Manchester Town Center shows a 20-minute drive time demographic of over 333,593 people with household incomes of more than \$74,884 and daytime employment demographics equally as strong with 161,297. The demographics within a 10-mile radius include 259,929 people in 102,667 homes, a labor force of 138,280 with an average household income of \$74,885. The area's growth since 2000 has increased over 15.8% with over 16,247 new homes.

DEMOGRAPHICS	1 MILES	5 MILES	10 MILES
POPULATION	4,820	136,004	259,929
TOTAL HOUSEHOLDS	2,233	54,179	102,667
AVG HHI	\$56,473	\$69,798	\$74,885

west manchester  
TOWN CENTER





# SITE PLAN

**WYNDHAM GARDEN**

**± 5 ACRES  
PAD SITE  
AVAILABLE**

**± 2 ACRES  
PAD SITE  
AVAILABLE**

**± 2 ACRES  
PAD SITE  
AVAILABLE**



FINE WINE &  
GOOD SPIRITS  
880  
850 - 870  
840  
840  
820  
810b  
810

LOL  
695  
690 670

KIRKLAND'S  
675  
665  
655  
645

petco  
630

DSW  
620

HomeGoods  
480

HomeGoods  
460

HomeGoods  
420

HomeGoods  
400

HomeGoods  
380

HomeGoods  
360

HomeGoods  
340

HomeGoods  
320

HomeGoods  
300

HomeGoods  
280

HomeGoods  
260

HomeGoods  
240

HomeGoods  
220

HomeGoods  
200



415

**KOHL'S**

200



SPACE	TENANT	AREA (SQ FT)
200	KOHL'S	87,925
310	FIREHOUSE SUBS	1,840
320	BUFFALO WILD WINGS	4,960
330	DICKEY'S BBQ	2,002
340	ALLURE NAIL BAR	2,725
360	AFFORDABLE DENTURES	4,135
370	MOD PIZZA	2,846
380	OUTBACK STEAKHOUSE	5,862
415	AVAILABLE	5,338
420	BURLINGTON	54,100
454	AT&T	3,200
455	REGAL CINEMAS	42,970
460	HOBBY LOBBY	52,533
480	HOME GOODS	23,684
620	DSW	15,946
630	PETCO	12,495
635	UPMC PINNACLE	20,730
635B	SELECT MEDICAL	2,600
645	SPRINT	2,456
650	KIRKLAND'S	7,001
655	SUBWAY	1,505
665	USA OPTICAL	3,009
670	KAY JEWELERS	2,087
675	TROPICAL SMOOTHIE	1,547
690	ANN TAYLOR LOFT	5,086
695	AVAILABLE	2,234
810	DEAL PENDING	2,501
810b	CRUMBL	2,501
820	GAMESTOP	2,004
830	GNC	1,498
840	SPORT CLIPS	1,323
850-870	UPTOWN CHEAPSKATE/ KID TO KID	8,745
855	AT HOME	120,000
880	PA WINE & SPIRITS	10,000
1000	WALMART	206,187
1020	LEASED	5,176
1030	LEASED	4,200
1040	LEASED	6,840







# RETAIL MARKET AERIAL



**Two Guys Commons**

ALDI CRUNCH STAPLES TSC TRACTOR SUPPLY CO. DOLLAR TREE ASHLEY

**Northgate SC**

GROCERY OUTLET Freshii's McDonald's DOLLAR GENERAL HAR BLOCK

**The Crossroads**

OLD NAVY AC MOORE PETSMART AMERICA'S BEST CONTACT LENSES HomeGoods LAIRFITNESS FINE WINE & GOOD SPIRITS theVitamin Shoppe NTE TACOS PIZZA Active

**Maple Village**

MISSION BBQ Concen-ra PIVOT MATTRESS Warehouse JESLIE'S

**1401 Kenneth Road**

AspenDental sleep & number

**west manchester TOWN CENTER**

Walmart KOHL'S Burlington at home HOBBS LOBBY REGAL ENTERTAINMENT GROUP petco FINE WINE & GOOD SPIRITS GNC KIRKLAND'S HomeGoods GameStop DSW SportClips OUTBACK tropical CAFE MOD AT&T FIREHOUSE SUBS BUCKEYE'S AFFORDABLE DENTURES & IMPLANTS

**Delco Plaza**

GIANT LOWE'S TJ MAXX FIVE BELOW BOSS chiller Citizens Bank BB&T Bob Evans Wendys

**Carlisle Commerce Center**

weis BIG LOTS DOLLAR GENERAL BUDDY'S MPA KIDS holiday hair

**Carlisle Commerce Commons**

verizon hair cutters SUBWAY

**York Crossing**

Great Clips metroPCS Little Caesars McDonald's SHEETZ TARGET BJ's BOSS STEAK SEA







POPULATION  
**443,744**



MEDIAN HH INCOME  
**\$62,462**



# OF EMPLOYEES  
**212,900**



MEDIAN AGE  
**41.2**

## YORK COUNTY OVERVIEW

Located approximately 55 miles from Baltimore, 100 miles from Philadelphia and 190 miles from New York City, York County boasts close proximity to major East Coast metropolitan markets. A community of over 440,000 people, York County encompasses 72 independent municipalities, including the City of York, 35 townships and 37 boroughs.

While continuing to embrace its agricultural roots, York also has evolved into a manufacturing and business hub. Major companies with roots here include Harley-Davidson, York Barbell, Voith Hydro, York International, Utz Quality Foods, Snyder's of Hanover, BAE Systems and more. But it's more than just the bustling local economy that has made York one of the fastest growing counties in all of Pennsylvania.

Here you'll find great schools, a low cost of living, quality health care and boundless entertainment opportunities. There's a park in nearly every corner of the county, a strong performing arts community, sports and lots of shopping opportunities. Plus, York is only a short drive away from Philadelphia, Harrisburg, Pittsburgh, Baltimore, Washington, D.C. and New York City.

At the heart of the county is York City, which is in the midst of a renaissance. It features a wide variety of restaurants, a growing nightlife and is home to York County's independent league baseball team, the York Revolution.



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.

Our Retail Leasing Team provides top notch retail leasing services for all categories of retail real estate, whether institutional or local/regional, throughout the Central Pennsylvania landscape. We offer our vast knowledge, expertise and advanced network to leverage our long-standing relationship, to benefit your Investment.

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## RETAIL BROKERAGE. **REDEFINED.**

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