

5313 MAIN STREET

EAST PETERSBURG, PA • 17520



±1,290 SF • FOR LEASE



FRANCESCO CONIGLIARO | BRAD ROHRBAUGH | CHAD STINE

FOR LEASE INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT WWW.BENNETTWILLIAMS.COM



COMMERCIAL BROKERAGE. *Redefined.*

PROPERTY OVERVIEW

5313 Main Street is a well-positioned retail center in East Petersburg, PA. Current co-tenants include Advance Auto Parts, Two Cousins Pizza, State Farm Insurance, Sergio's Barber Shop and with nearby traffic-driving neighbors such as Dunkin', Lancaster County Motors, Burger King, and Wawa.

The property offers flexible zoning for a wide range of uses—including medical, retail, and service-oriented businesses—and features convenient on-site parking. Located along the town's main thoroughfare with easy access to Route 30, 5313 Main Street benefits from strong visibility and draws traffic from multiple market areas.



LOCATION

The center is strategically placed Main Street ($\pm 18,000$ VPD) with convenient access and great visibility. The center is minutes away from Route 30 ($\pm 100,000$ VPD), pulling traffic from one of the main thoroughfares of Lancaster. The nearby dense residential and retail developments in East Petersburg brings constant activity to the area. The trade area extends over 7 miles, and the nearby major roadways and developments allows the site to pull from multiple market points.

DEMOGRAPHICS

5 MILE

7 MILE

10 MILE

POPULATION

171,673

255,310

348,593

EMPLOYEES

89,466

119,377

147,951

AVERAGE HHI

\$122,262

\$119,864

\$117,525

HOUSEHOLDS

67,968

99,925

137,229

TRADE AREA

Adding to the stability of the center, the site shows a 20-minute drive time demographic of over 263,048 people with household incomes more than \$118,541 and daytime employment demographics equally as strong with 129,166. The demographics within a 10-mile radius include 348,593 people in 137,229 homes, a labor force of 137,951 with an average household income of \$117,525. The area has seen an increase in growth since 2000 by 17.5% with over 23,241 new homes.



MARKET OVERVIEW



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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.

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