

5313 MAIN STREET

EAST PETERSBURG, PA • 17520



±4,000 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 retail center in East Petersburg, PA. The center has co-tenants such as Tangled Salon, Two Cousins's Pizza, Advance Auto Parts, and is near traffic generating brands such as Dunkin, Lancaster County Motors, Burger King, and Wawa, to name a few. The spaces are zoned for a variety of uses, including but not limited to medical, retail, and service-oriented users, with on-site parking. 5313 Main Street sits along the main thoroughfare, with close access to Route 30, pulling traffic from multiple market points.



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



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

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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.

