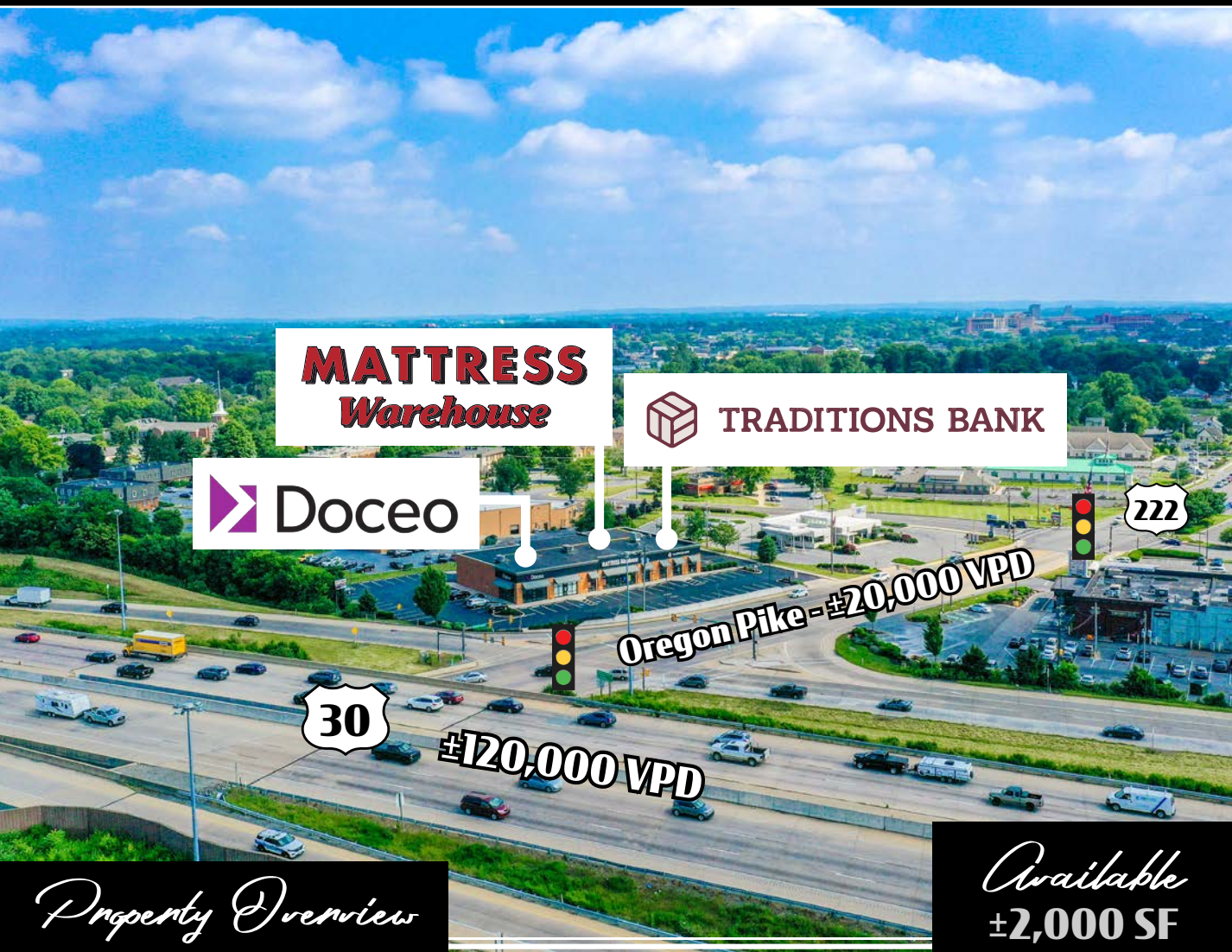


# 1687 - 1697 Oregon Pike

Lancaster, PA | 17601

*For Lease*



*Surrounding Retailers*



WHOLE  
FOODS  
MARKET

華館 P.F. CHANG'S

GIANT

PRIMANTI  
BROS.

1687-1697 Oregon Pike is a 13,300 square-foot multi-tenant retail building centrally located in Lancaster, Pennsylvania, situated at a signalized intersection along Oregon Pike (Route 222). The site is in close proximity to other national retailers including, Giant, Primanti Brother's, Whole Foods, Target, PF Changs, and Nordstrom Rack, just to name a few. This project is along one of the main thoroughfares in the market making it a desirable location.

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Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341  
Lancaster Office: 2173 Embassy Drive, Suite 201, Lancaster, PA 17601  
New Jersey Office: 309 Fellowship Rd, Suite 200, Mt. Laurel, NJ 08054

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# 1687 - 1697 Oregon Pike

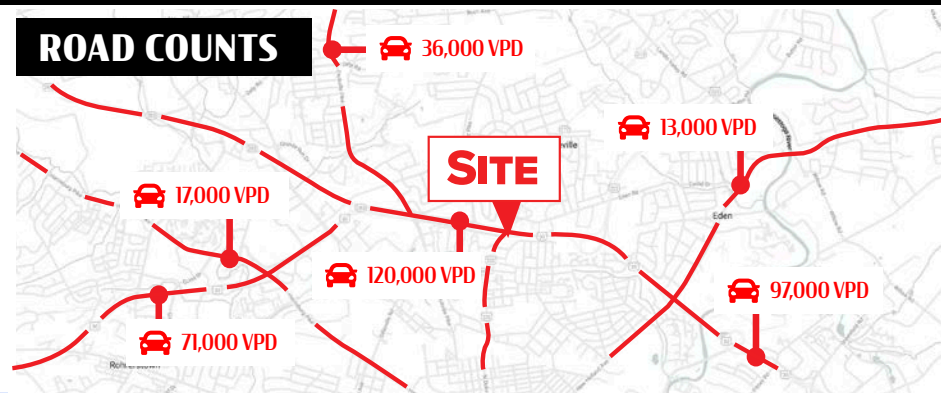
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## *Location*

1687-1697 Oregon Pike is strategically positioned with significant frontage along one of the market's primary retail corridors, Oregon Pike. The building benefits from the high-volume traffic flow of Oregon Pike and Route 30. Oregon Pike is one of the area's focal points for retail and provides consumers access to Route 30, which is the main East/West roadway in the area. With the high concentration of traffic driven by the surrounding anchor tenants, the site pulls from not just the immediate trade area, but the surrounding market points as well.

## ROAD COUNTS



## *Trade Area*

Adding to the stability of the project, 1687-1697 Oregon Pike shows a 20-minute drive time demographic of over 272,512 people with household incomes of more than \$85,140 and daytime employment demographics equally as strong with 169,684. The demographics within a 10-mile radius include 325,140 people in 127,595 homes, a labor force of 187,448 with an average household income of \$84,990. The area's growth since 2000 has increased over 16.7% with 21,344 new homes.



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	107,957	181,390	256,046
TOTAL EMPLOYEES	64,308	97,965	129,074
AVERAGE HHI	\$81,398	\$91,625	\$92,887
TOTAL HOUSEHOLDS	42,072	70,735	99,056
TRAFFIC COUNTS: <b>Oregon Pike</b> ± 20,000 VPD			

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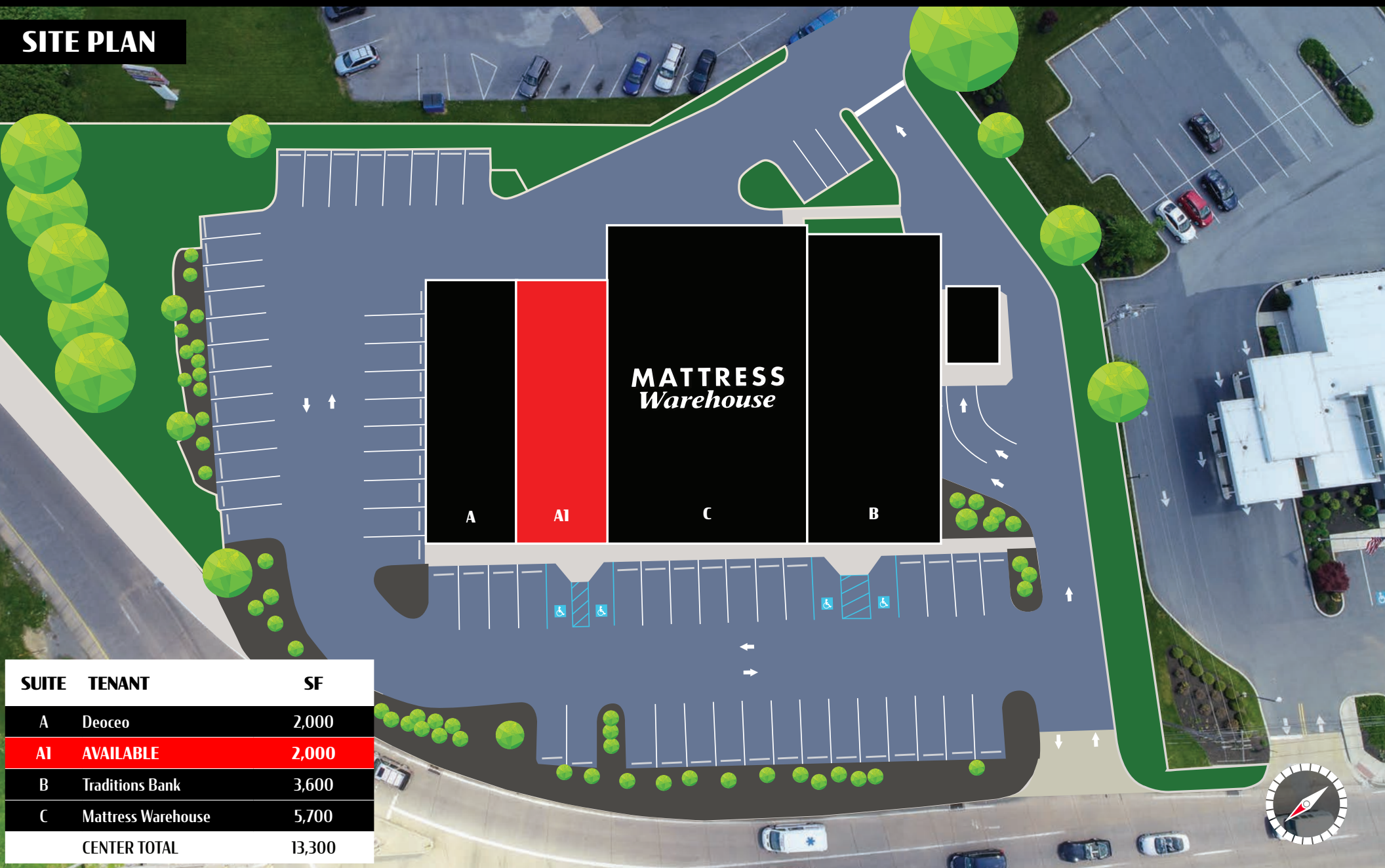


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## SITE PLAN



SUITE	TENANT	SF
A	Deoceo	2,000
AI	AVAILABLE	2,000
B	Traditions Bank	3,600
C	Mattress Warehouse	5,700
CENTER TOTAL		13,300

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## MARKET AERIAL

### Granite Run Square



### Chelsea Square



### Overlook Town Center



### Hawthorne Centre



### Parkview Plaza



### Fruitville Crossings



### Lancaster Shopping Center



### Park City Mall



### Red Rose Commons



### Golden Triangle SC



### Shoppes at Belmont



### The Crossings at Conestoga Creek

