

THE VILLAS OF CASTLETON

310 Honeysuckle Drive | Marietta, PA | 17547

2,542 SF FORMER RESTAURANT SPACE AVAILABLE | FOR LEASE



ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK

York Office: 3528 Concord Rd. York, PA 17402
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341
Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601

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RETAIL

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PROPERTY OVERVIEW


The Villas of Castleton is a mixed use project with additional retail for lease, located in Marietta, PA. The site is well maintained and sits in a dense multifamily development with nearby retailers such as Drayer Physical Therapy, and Chen’s House, to name a few. The strategic placement of this retail center takes advantage of the dense surrounding residential developments, providing users with an expansive customer base in the nearby area.

LOCATION


The Villas of Castleton is conveniently located along Honeysuckle Drive, accessible from Route 441 (16,649 VPD) which acts as the area’s focal point for residential and local retail in Marietta, PA. The trade area extends over 5 miles, which attracts an expansive customer base. The high concentration of traffic drawn in from the dense residential and retail market allows the property to pull from immediate and surrounding areas.

TRADE AREA


The stability of The Villas of Castleton is attributed to the 20-minute drive time demographic of over 128,219 people with household incomes of more than \$86,588 and daytime employment demographics equally as strong with 69,444. The demographics within a 10-mile radius include 199,429 people in 79,510 homes, a labor force of 162,490 with an average household income of \$84,417. The areas growth has increased over 12% since 2000 with over 9,570 new homes.




POPULATION
119,994




EMPLOYEES
97,169



HH INCOME
\$85,886



HOUSEHOLDS
48,142



TRAFFIC COUNTS
RT 441 - 16,649 VPD

20 MINUTE DRIVE TIME DEMOGRAPHICS



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TENANT ROSTER		
SPACE	TENANT	AREA (SQ FT)
322	SUBWAY	1,171
320	CHECN CHINESE	1,270
316	AVAILABLE	2,542
	DRAYER PHYSICAL THERAPY	2,480
	LEASING OFFICE	



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