

# West Shore Plaza

1200 Market Street | Lemoyne, Pa | 17043

FOR LEASE  
± 823 – 15,000SF



## PROPERTY OVERVIEW

West Shore Plaza, is a 216,484 square-foot Karn's Quality Foods anchored retail shopping center centrally located in Lemoyne, Pennsylvania, situated between Market Street, and State Street, the two major thoroughfares in the Lemoyne market. The center is anchored by Karns Quality Foods, and includes other leading, national retailers such as; CVS Pharmacy, JoAnn Fabrics, Fine Wine & Spirits, and M&T Bank, just to name a few. With its traffic generating tenant lineup, West Shore Plaza is one of the primary shopping destinations in the Lemoyne market.

JOIN:



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For Sale Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



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## LOCATION

West Shore Plaza is strategically positioned with significant frontage in one of the market's primary retail corridors, Market Street. The center benefits from the high-volume traffic flow of Market Street, which is one of the area's heaviest traveled roadways. Market Street acts as a focal point for retail, with a trade area that extends more than 5 miles, attracting a vast customer base. With high concentration of traffic driven by the anchor tenant within the center, as well as the surrounding retail, the center pulls from not just the immediate trade area but the surrounding market points as well.

## TRADE AREA

Adding to the stability of the project, West Shore Plaza shows a 10-minute drive time demographic of over 99,491 people with household incomes of more than \$78,935 and daytime employment demographics equally as strong with 104,042. The demographics within a 5-mile radius include 184,463 people in 78,555 homes, a labor force of 140,056 with an average household income of \$80,279. The area's growth since 2010 has increased over 12.66% with 9,952 new homes.



### POPULATION

3 MILE- 82,829  
5 MILE- 184,463  
7 MILE- 271,381



### EMPLOYEES

3 MILE- 90,049  
5 MILE- 140,056  
7 MILE- 194,735



### AVERAGE HHI

3 MILE- \$78,683  
5 MILE- \$80,279  
7 MILE- \$84,921



### HOUSEHOLDS

3 MILE- 90,049  
5 MILE- 140,056  
7 MILE- 194,735



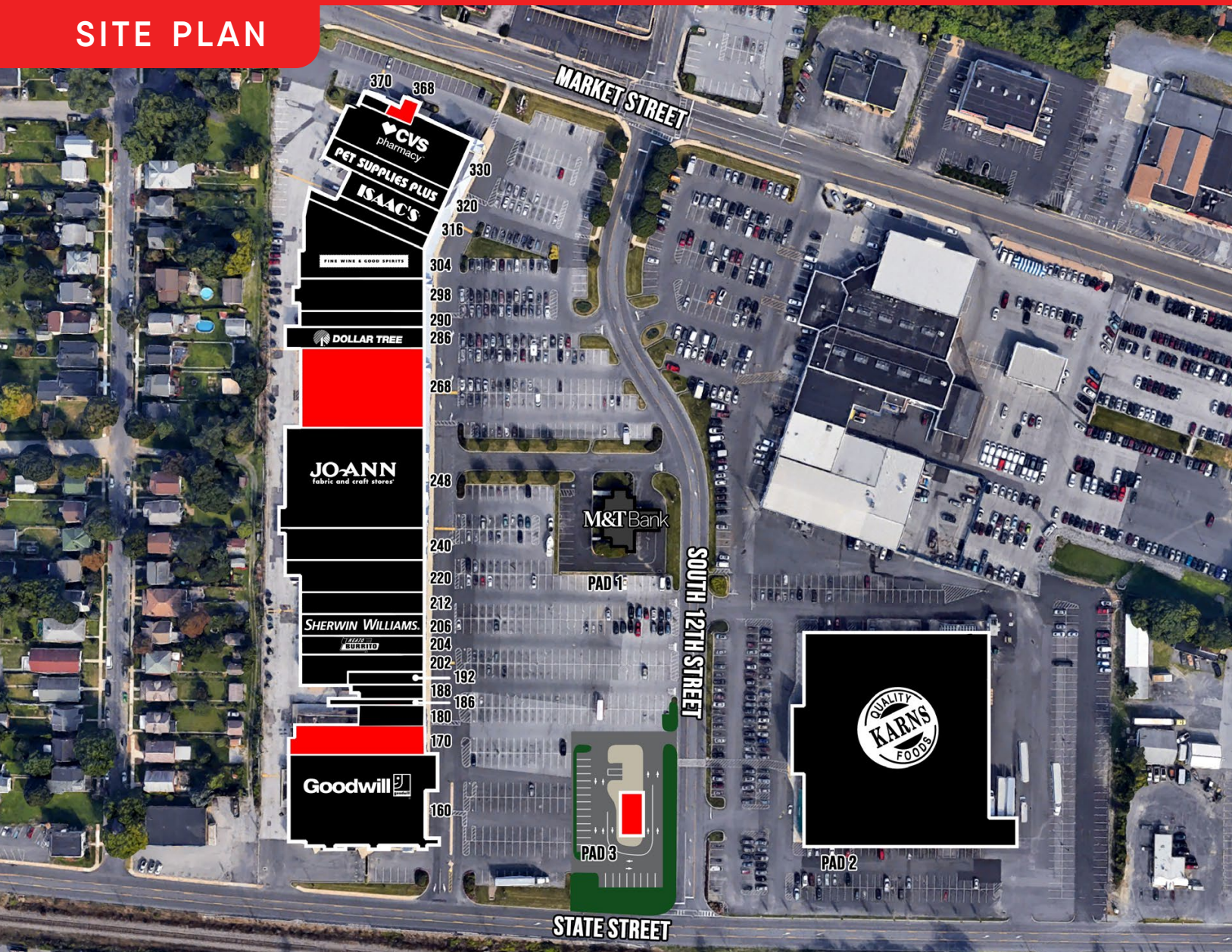
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## SITE PLAN



SUITE	TENANT	AREA (SF)
160	GOODWILL	20,377
170	AVAILABLE	4,200
180	JK TAEKWONDO ACADEMY	3,200
186	HOAGEEZ	900
188	MAILROOM, ETC.	1,500
192	CHINA WOK	1,296
202	MACRIS CHOCOLATES	2,000
204	NEATO BURRITO	2,800
206	SHERWIN WILLIAMS	4,500
212	DOMINO'S PIZZA	2,000
220	POLISHED SALON & SPA	5,400
240	PALM BEACH TAN	4,658
248	JOANN FABRICS	20,125
268	AVAILABLE	15,000
290	K. NOVINGER JEWELRY	1,800
298	WSP FAMILY RESTAURANT	6,000
304	FINE WINE & GOOD SPIRITS	13,737
316	ISAAC'S DELI & RESTAURANT	4,860
320	PET SUPPLIES PLUS	4,915
330	CVS	10,125
368	AVAILABLE	823
370	WSP BARBER SHOP	260
PAD 1	M&T BANK	2,375
PAD 2	KARN'S	66,000
PAD 3	AVAILABLE	

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## MARKET AERIAL



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# Bennett Williams

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Suite 409, Exton, PA 19341

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1000 Commerce Park Dr, Suite 310  
Williamsport, PA 17701

### WEST CHESTER OFFICE:

107 E Chestnut St, Suite 107  
West Chester, PA 19380

### NEW JERSEY OFFICE:

236 E. Route 38, Suite 130  
Moorestown, NJ 08057

## LISTING AGENTS:



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## CONTACT US

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## About Bennett Williams

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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.

