



FOR LEASE | WEST SHORE PLAZA

1200 Market Street | Lemoyne, PA 17043



FEATURED TENANTS:



FINE WINE & GOOD SPIRITS

PET SUPPLIES PLUS



JOANN



PROJECT

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.

DEMOGRAPHICS		3 MILE	5 MILE	7 MILE
	TOTAL POPULATION	82,829	184,463	271,381
	TOTAL EMPLOYEES	90,049	140,056	194,735
	AVERAGE HHI	\$78,683	\$80,279	\$84,921
	TOTAL HOUSEHOLDS	90,049	140,056	194,735



TRAFFIC COUNTS: MARKET ST: ± 11,000 VPD



Blake Shaffer | Abe Khan | Brad Rohrbaugh | Chad Stine

For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*



WEST SHORE
PLAZA

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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.

MAP LOCATION



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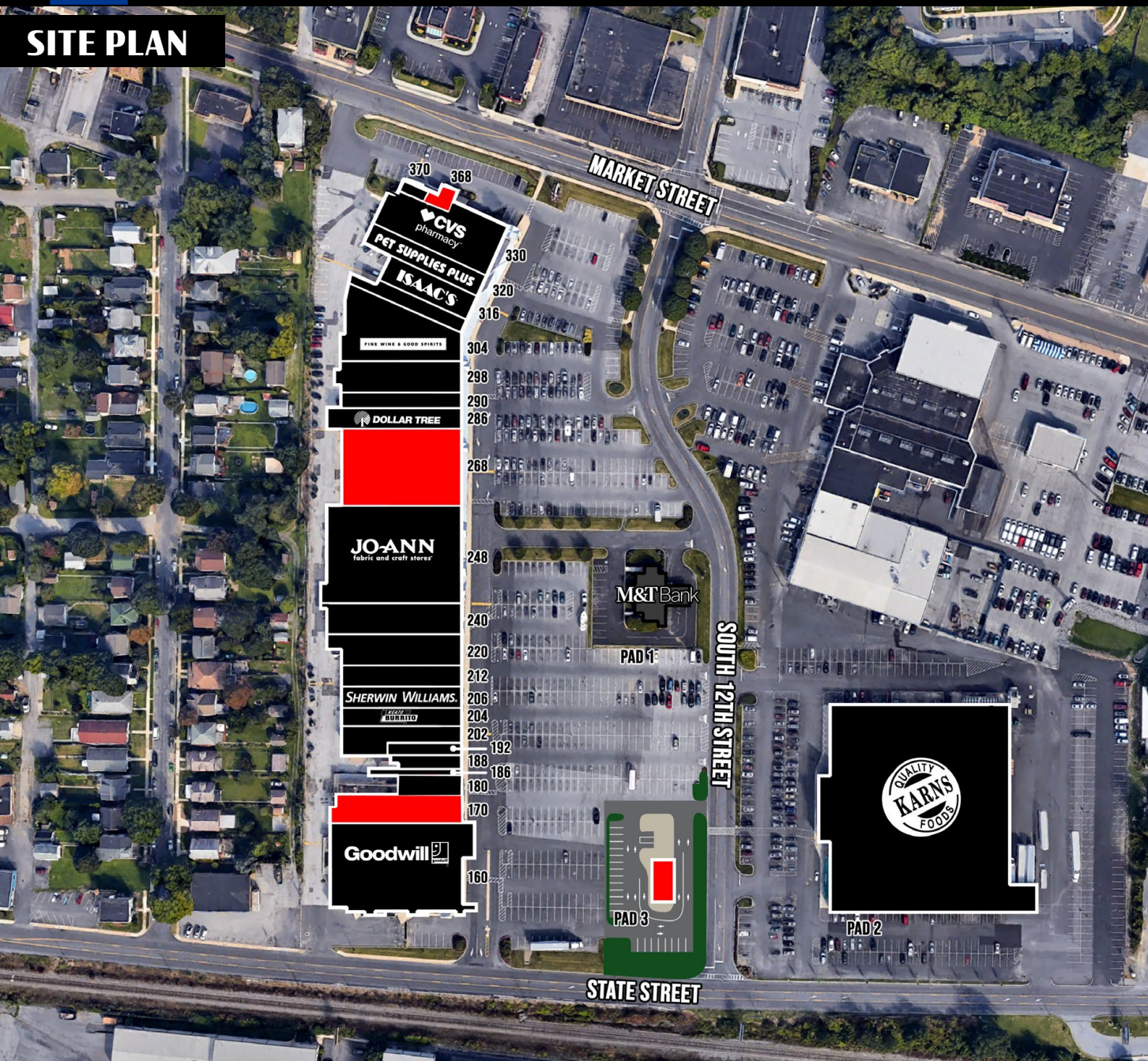


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SITE PLAN



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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ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

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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.

At Bennett Williams, your investments are always in good hands. Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the investment sales segment of the industry.



Bennett Williams is a member of the Capital Markets Real Estate Network, a nationwide network of professionals dedicated to, and specializing in the capital markets segment of commercial real estate. CMRE is comprised of the most highly-qualified, best-experienced independent Capital Market real estate professionals.

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