

West Shore Plaza

1200 Market Street | Lemoyne, Pa | 17043

FOR LEASE
± 4,200 – 12,000SF



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.

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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



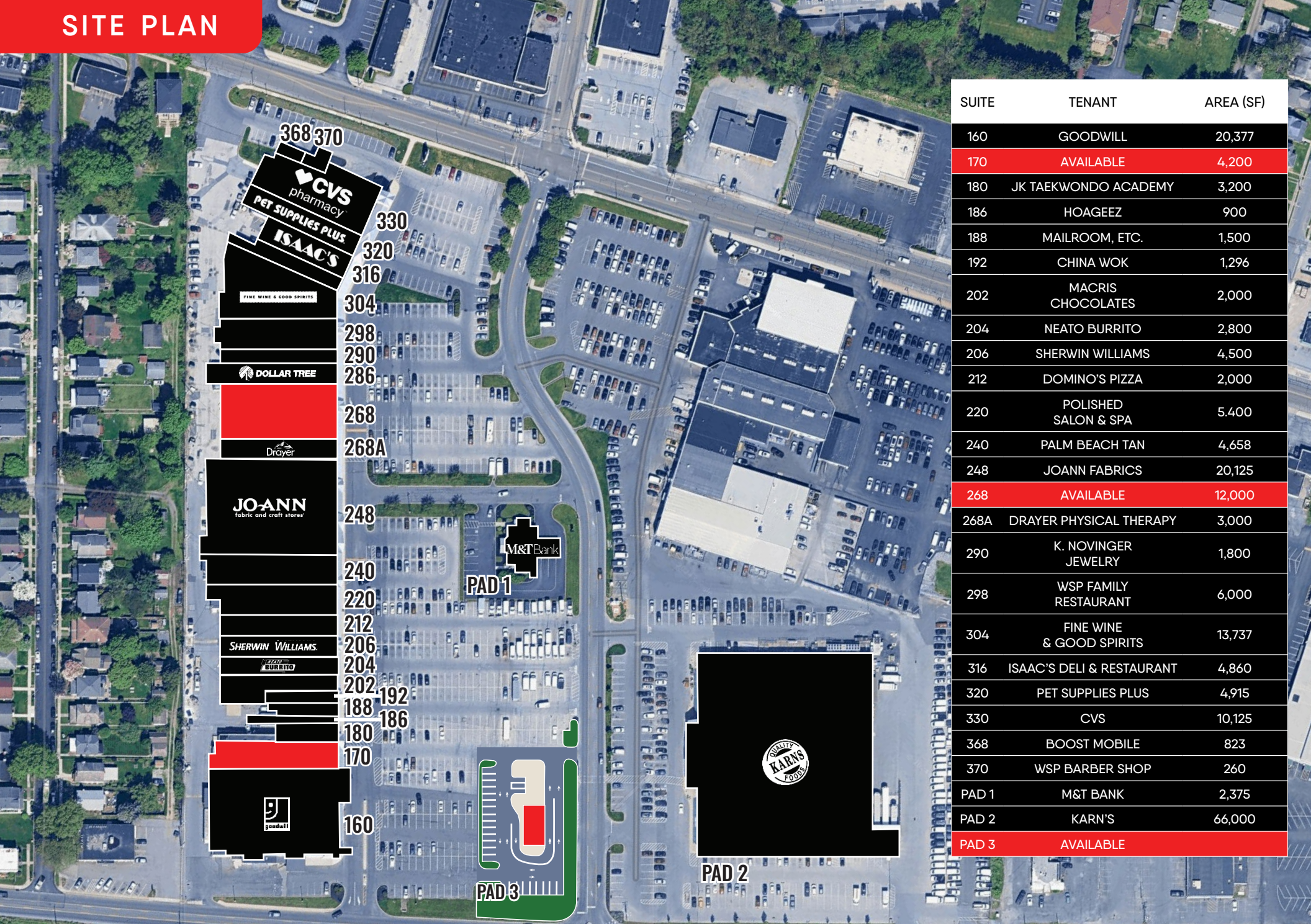
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SITE PLAN



| 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 | 12,000 |
| 268A | DRAYER PHYSICAL THERAPY | 3,000 |
| 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 | BOOST MOBILE | 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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York, PA 17402

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WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1
West Chester, PA 19380

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
State College, PA 16803

NEW JERSEY OFFICE:

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

LISTING AGENTS:



Blake Shaffer

BShaffer@bennettwilliams.com



Brad Rohrbaugh

BRohrbaugh@bennettwilliams.com



Chad Stine

CStine@bennettwilliams.com

CONTACT US

717.843.5555 | www.bennettwilliams.com

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