

1249 Market Street | Lemoyne, PA 17043

± 4,800 SF Retail Space Available

Available For Lease

Property Overview

1249 Market Street is a 4,800 square-foot free standing retail building with a drive-thru, located in the Lemoyne, PA market, along Market Street (10,000 VPD). The site presents a unique opportunity for a user to enter into a strong Lemoyne/Camp Hill market with great visibility and access, as well as convenient access to Route 581 & Interstate 83. The property is in close proximity to national retailers such as, Boscov's, LA Fitness, Giant, Starbucks, Chipotle, and CVS Pharmacy, just to name a few.

| DEMOGRAPHICS | 3 MILE | 5 MILE | 7 MILE |
|------------------|----------|----------|----------|
| TOTAL POPULATION | 83,942 | 185,479 | 271,431 |
| TOTAL EMPLOYEES | 90,223 | 138,577 | 194,965 |
| AVERAGE HHI | \$78,899 | \$80,741 | \$84,833 |
| TOTAL HOUSEHOLDS | 36,586 | 78,998 | 116,035 |

TRAFFIC COUNTS: **Market Street** - ±10,000 VPD



ABE KHAN | BRAD ROHRBAUGH | CHAD STINE
717.843.5555
www.bennettwilliams.com

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

Bennett WILLIAMS
RETAIL

ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

1249 Market Street | Lemoyne, PA 17043

± 4,800 SF Retail Space Available

Available For Lease

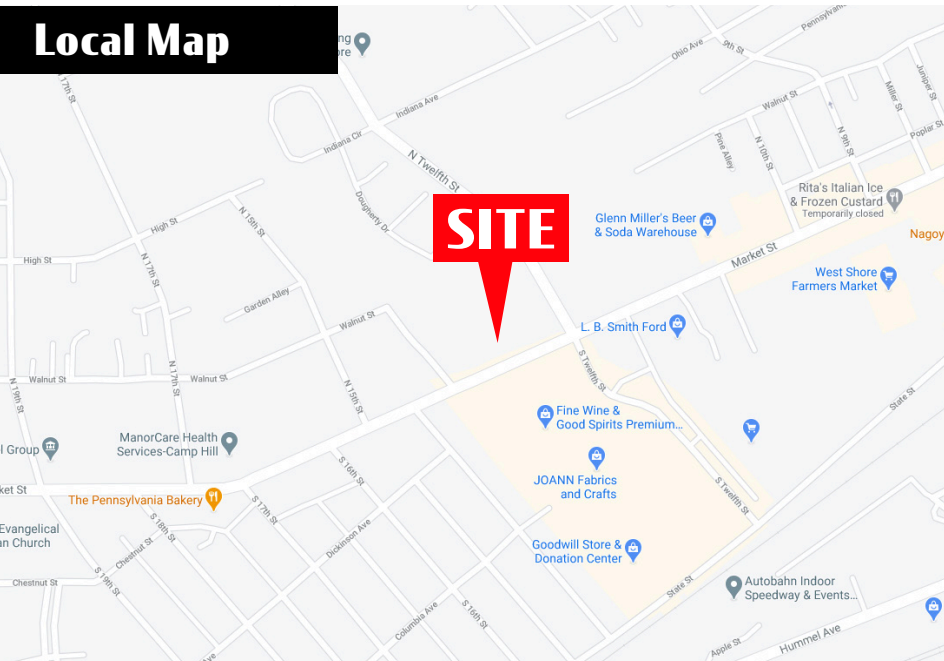
Location

Along with its great visibility and access to Market Street, as well as Route 581 & Interstate 83, the site benefits from a demographics area that extends more than 10 miles. The site benefits from the high-volume traffic flow of Market Street, which is one of the main corridors in the Lemoyne/Camp Hill market, and connects travelers to other major roadways, as well as the surrounding retail, office, medical, and residential components.

Trade Area

The site shows a 20-minute drive time demographic of over 302,833 people with household incomes of more than \$85,810 and daytime employment demographics equally as strong with 207,225. The demographics within a 10-mile radius include 369,858 people in 155,741 homes, a labor force of 235,183 with an average household income of \$88,268.

Local Map



ABE KHAN | BRAD ROHRBAUGH | CHAD STINE
717.843.5555
www.bennettwilliams.com

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

Bennett WILLIAMS
RETAIL

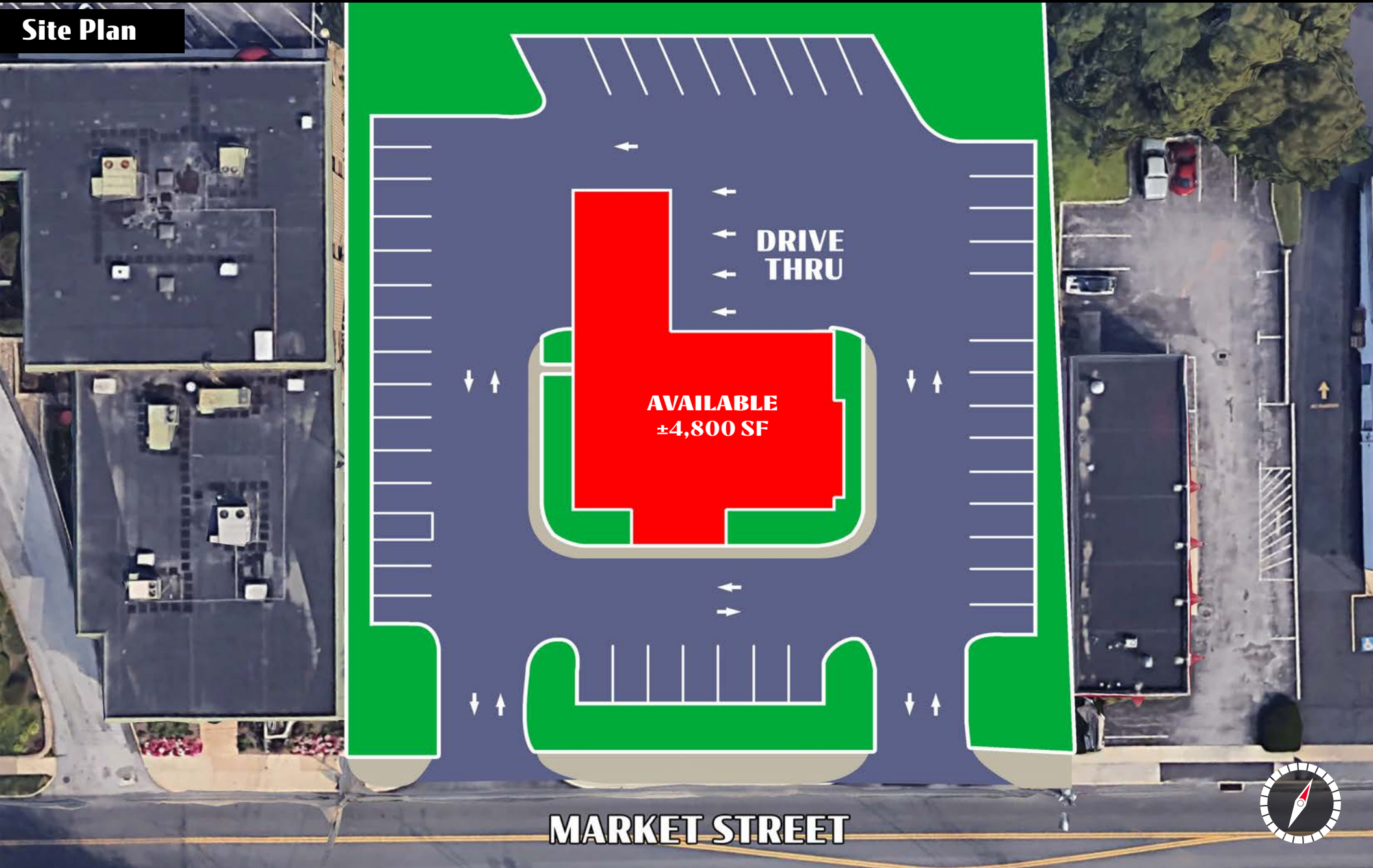
ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

1249 Market Street | Lemoyne, PA 17043

± 4,800 SF Retail Space Available

Available For Lease

Site Plan



ABE KHAN | BRAD ROHRBAUGH | CHAD STINE
717.843.5555
www.bennettwilliams.com

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

Bennett WILLIAMS
RETAIL

ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK

1249 Market Street | Lemoyne, PA 17403

± 4,800 SF Retail Space Available

Available For Lease

MARKET AERIAL



ABE KHAN | BRAD ROHRBAUGH | CHAD STINE
717.843.5555
www.bennettwilliams.com

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

Bennett WILLIAMS
RETAIL

ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK