

SHOPPES ON ERIN COURT | New Oxford, PA

± 8,050 SF Retail Space Available

Available For Lease

Property Overview

SHOPPES ON ERIN COURT is a New Construction project on Route 30 (18,189 VPD), in New Oxford, PA. It will include 8,050 square-feet of retail space, which can be demised, and the end cap will include a drive thru. In addition to the high visibility and exposure of Route 30, the site sits in front of Misty Creek Village, a 110-unit Luxury apartments and townhome community.

Location

Shoppes on Erin Court is less than a mile drive from the Square of New Oxford, PA and 1.5 miles from New Oxford High School and other surrounding Industrial businesses like Aero Energy (+/- 100 Employees), Timber Packaging (+/- 200 Employees), and Plainville Brands (+/- 100 Employees). The site is conveniently located on Route 30, which is the main traffic generating artery from Gettysburg, Abbottstown, and York, PA. Hanover is also a 10-minute drive South and is easily accessible.

Trade Area

The stability to The Shoppes on Erin Court is attributed to the 20-minute drive time demographic of over 86,973 people with average household incomes of \$78,081 and daytime employment demographics equally as strong with 41,080. The Demographics within a 10-mile radius include 119,353 people within 47,392 homes, with a labor force of 50,090, with an average household income of \$82,055.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	10,888	27,361	61,371
TOTAL EMPLOYEES	8,970	22,352	50,481
AVERAGE HHI	\$79,212	\$78,018	\$77,963
TOTAL HOUSEHOLDS	4,260	10,795	25,199
TRAFFIC COUNTS: Route 30 - ±18,189 VPD			



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Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601

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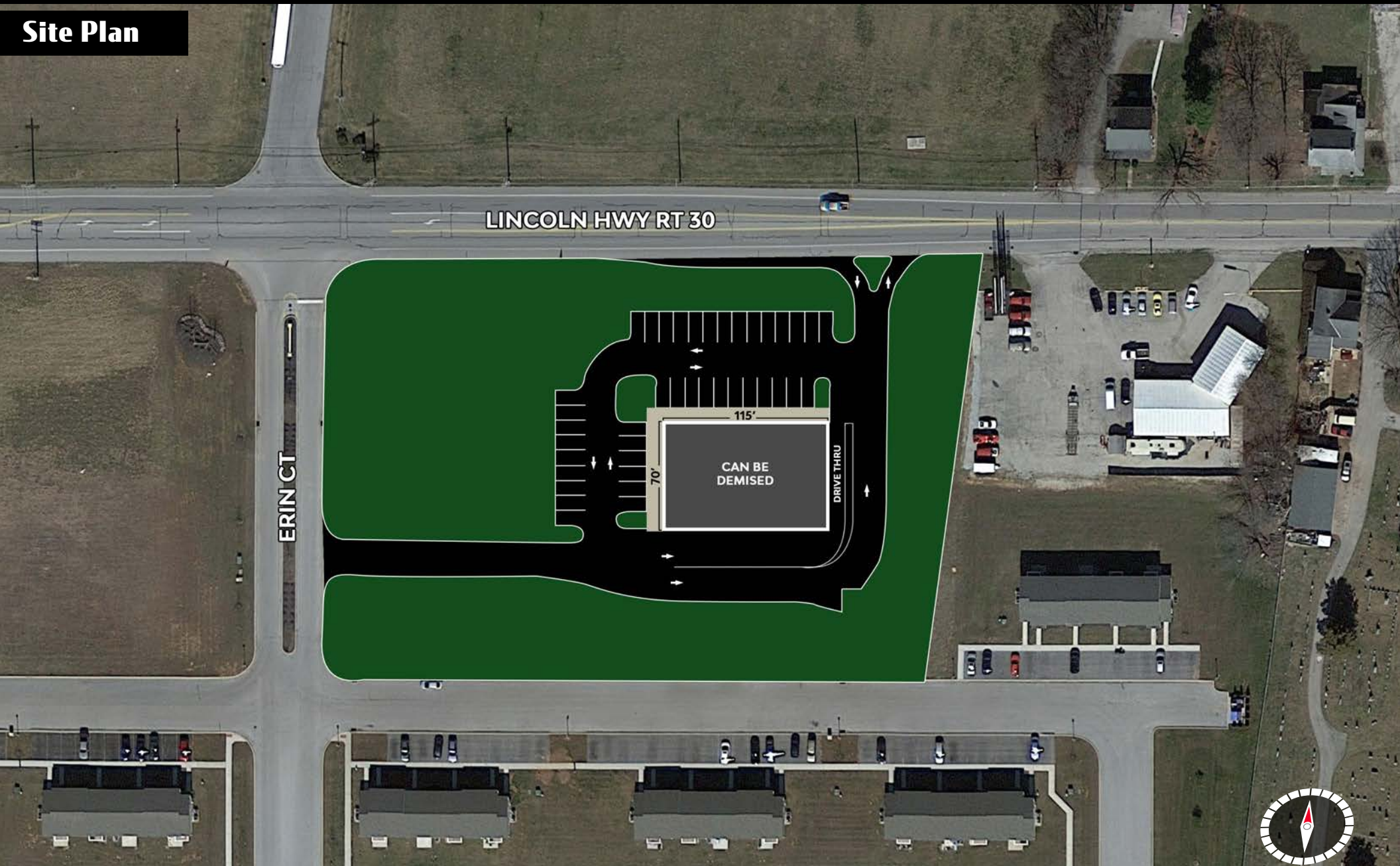
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Site Plan



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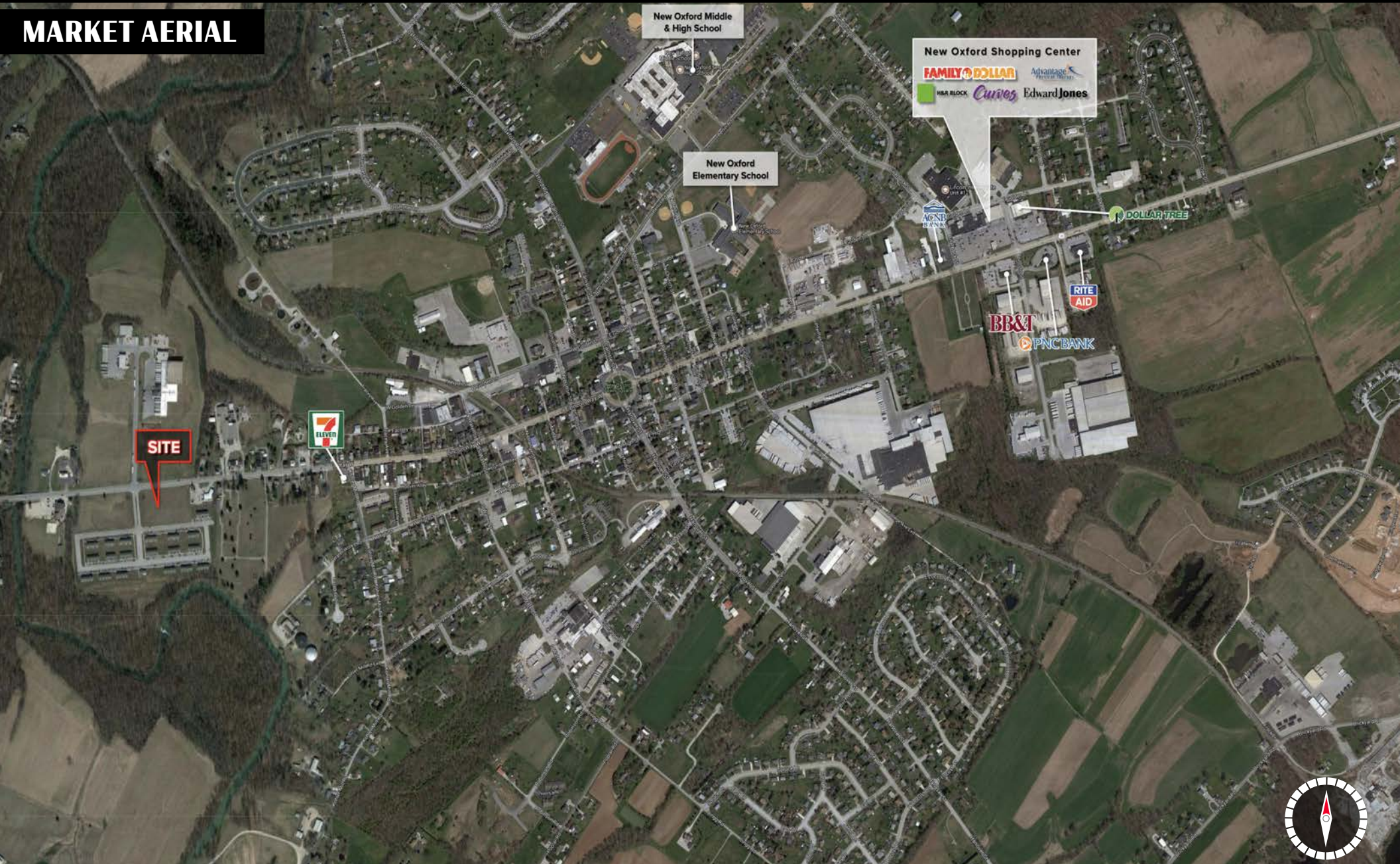
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MARKET AERIAL



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