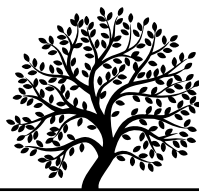


*For Lease*

±2,625 - 5,250 SF



# BROOKSIDE

2701 State Road | Lancaster, PA 17601



**Abe Khan | Brad Rohrbaugh | Chad Stine**

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



COMMERCIAL BROKERAGE. *Redefined.*



# BROOKSIDE



## PROJECT OVERVIEW

Brookside is a new construction project located on Harrisburg Pike and State Road in East Hempfield Township, Lancaster, PA. It will consist of multi-use tenants, including the 340,000 SF Penn State Health Lancaster Medical Center. Brookside would be a great location for retail, restaurants, professional offices, and flex uses and has excellent frontage on Harrisburg Pike.

## CURRENT MARKET AERIAL



**PennState Health**  
Lancaster Medical Center  
*Opened Oct. 2022*

**SHEETZ**

**±2,625 - 5,250 SF**





## PROPERTY LOCATION

Brookside is just a few miles from Park City Center, which is one of Lancaster's main retail hubs, and has easy access to Interstate 283. Surrounding businesses include Kellogg Co. (+/- 500 employees), Zephyr Aluminum LLC (+/- 100 employees), and Lift-All Co. (+/- 200 employees). Three minutes down the road you will also find Colebrook Apartments, which is a 442-unit apartment complex.



## TRADE AREA

The stability of Brookside is attributed to the 20-minute drive time demographic of over 277,217 people with an average household income of \$90,767 and daytime employment demographics equally as strong with 138,169. The demographics within a 10-mile radius include people within 329,400 homes, with a labor force of 152,002, with an average household income of \$92,063.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	40,766	139,859	243,877
TOTAL EMPLOYEES	35,402	93,666	128,561
AVERAGE HHI	\$104,857	\$96,813	\$92,476
TOTAL HOUSEHOLDS	16,023	55,389	94,893
TRAFFIC COUNTS:			
State Road - ±12,000 VPD   PA 283 - ±68,000 VPD			





# SITE PLAN



**BROOKSIDE**

SPACE	TENANT	AREA (SQ FT)
1	Deal Pending	2,625
2	AVAILABLE	2,625





# RETAIL MARKET AERIAL

 **PennState Health**  
Lancaster Medical Center

**SHEETZ**

**Site**

## Chelsea Square

**weis**  **chico's**  
**TALBOTS** **JPS A.BANK**  
The New Tradition Since 1985

## Granite Run Square

**PLATO'S CLOSET**     
**PALM BEACH TAN** **KFC**

## Overlook Town Center

 **CHIPOTLE** MEXICAN GRILL  **BUFFALO WILD WINGS**  **AT&T**  **DUCK DONUTS**  
 **noodles & company**  **Sport Clips** HAIRCUTS

 **Hilton Garden Inn**

 **Planet Fitness**

## Park City Mall

**Boscov's** **JCPenney** **KOHL'S**  
**BOWLING & AMUSEMENT ROUND1** **BONEFISH GRILL** **UFC GYM** **H&M**  
**BJ's** **LONGHORN STEAKHOUSE** **LUSH** **Apple** **Michael Kors**  
**RESTAURANT BREWHOUSE** **EXPRESS** FRESH HANDMADE COSMETICS

## Hawthorne Centre

**Walmart**  **HOBBY LOBBY**  **Panera BREAD**  
**MISSION BBQ**  **five BELOW**  **at home** **DUNKIN'**

 **Penn Medicine**  
Lancaster General Health

## Red Rose Commons

**weis** **PETSMART** **BEST BUY**  
 **HomeGoods** **Party City**  
**PEPBOYS** **BARNES & NOBLE** **Burlington**

## The Crossings at Conestoga Creek

**Wegmans** **ETHAN ALLEN**  **Starbucks**  
 **Regal CINEMAS** **pure barre** **FIRST WATCH** **MILLER'S ALE-HOUSE**  
THE DAYTIME CAFE

**BROOKSIDE**



# 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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