

740 E Main Street | Mount Joy, PA

± 4,000 SF Retail Space Available

Available For Lease



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	17,535	46,509	112,067
TOTAL EMPLOYEES	14,559	37,727	90,607
AVERAGE HHI	\$93,384	\$94,299	\$91,813
TOTAL HOUSEHOLDS	7,468	18,422	44,092
TRAFFIC COUNTS: E MAIN ST - ±9,622 VPD			



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Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341
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New Jersey Office: 309 Fellowship Rd, Suite 200, Mt. Laurel, NJ 08054

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Location

E Main Street (14,141 v.p.d.) is the market's main retail and travel corridor, which connects Harrisburg to Lancaster, PA. The site has easy access to I-283 and is surrounded by National Retailers, including Giant, Fine Wine and Spirits, Verizon Wireless, and Turkey Hill. Down the street you will also find Phoenix/Packaging Inc. (+/- 200 employees), Phillips (+/- 100 employees), Great Dane (+/- 75 employees), and Herr and Sacco (+/- 200 employees).

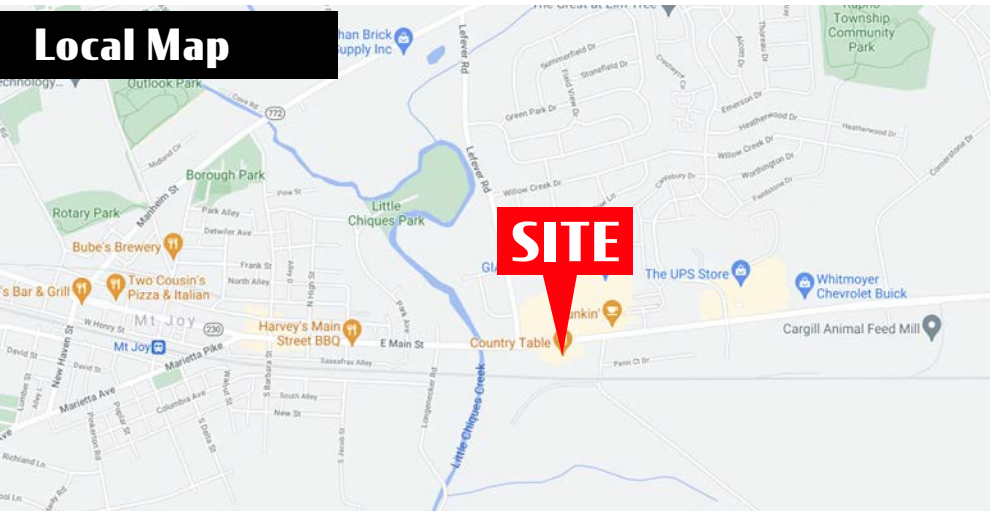
Trade Area

The stability of 740 E Main Street is attributed to the 20-minute drive time demographic of over 179,626 people with average household incomes of \$96,265 and daytime employment demographics equally as strong with 94,240. The Demographics within a 10-mile radius include 212,660 people within 85,040 homes, with a labor force of 99,549, with an average household income of \$95,446.

Regional Map



Local Map



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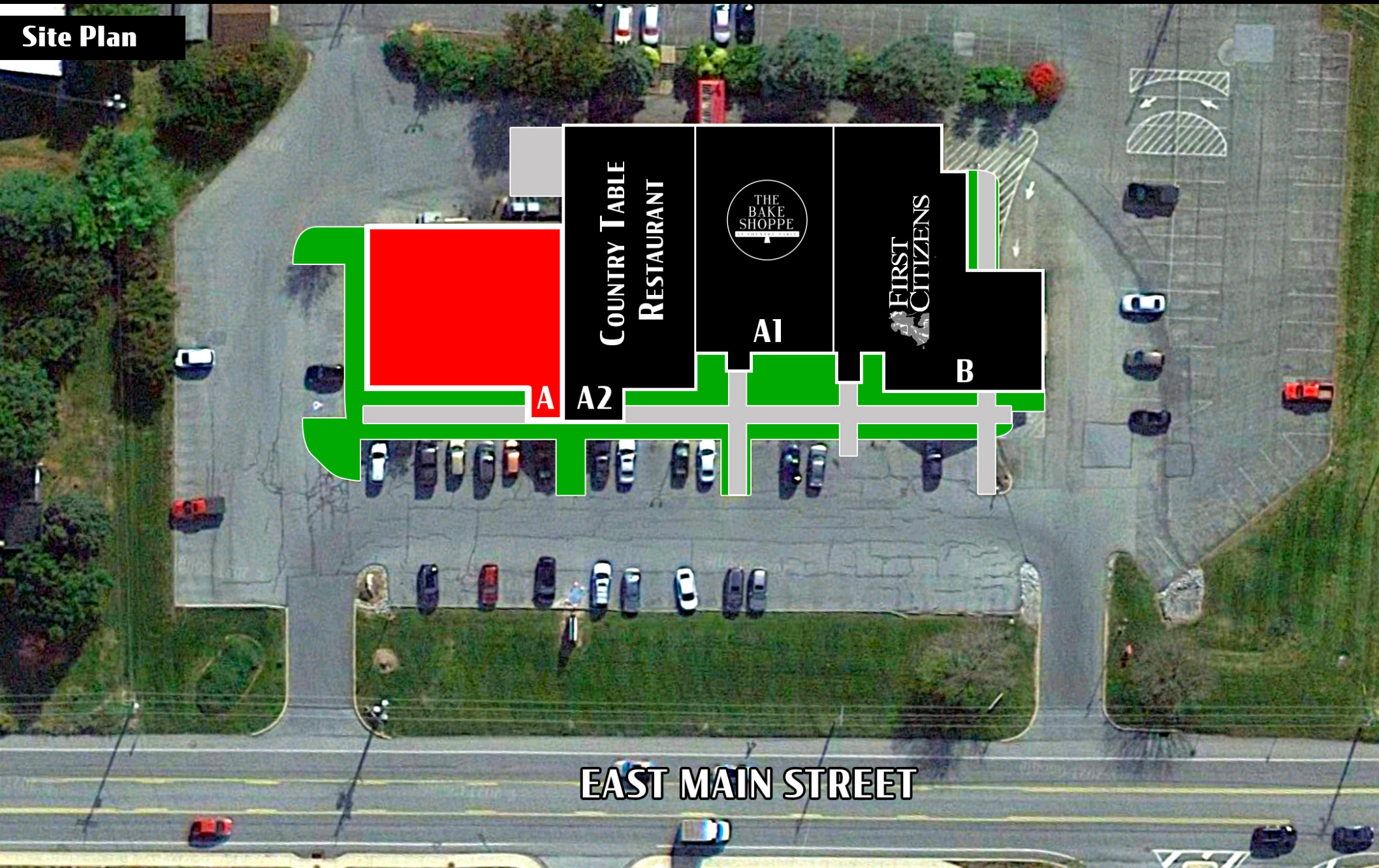
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Site Plan



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MARKET AERIAL



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