

± 7,200 SF

# Roaring Spring Plaza

FOR LEASE

500 - 510 Marwalt Lane | Roaring Spring, PA 16673



## Overview

Roaring Spring Plaza provides an excellent opportunity to join the growing market of Roaring Spring and be located in the dominant retail area for the market. The center, which acts as a regional draw for the area is anchored by Giant Eagle Supermarket and is surrounded by other nearby national tenants such as McDonalds, Dollar General, Advance Auto Parts, and Drayer Physical Therapy. The space is a great fit for a variety of uses including, but not limited to retail, medical, and service-oriented users.

Nearby Retailers:

giant eagle

Drayer

McDonald's

Advance Auto Parts

Pizza Hut

ADAM HAGERMAN | CALE BRUSO  
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  
New Jersey Office: 309 Fellowship Rd, Suite 200, Mt. Laurel, NJ 08054

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## Location

Roaring Spring Plaza is the main traffic thoroughfares in the town of Roaring Spring and has excellent visibility from Route 36 ( $\pm 7,000$  VPD) with convenient proximity to Interstate 99 ( $\pm 13,000$  VPD) and Route 164 ( $\pm 2,000$  VPD) which leads into Martinsburg.

## Trade Area

Adding to the stability of this center, the site shows a 20 minute drive time demographic of over 42,986 people with household incomes more than \$74,975 and daytime demographics equally as strong with 23,260. The demographics within a 10-mile radius include 52,101 people in 21,831 homes, a labor force of 24,038 with an average household income of 75,695. The area has seen a growth of 12% since 2000 with over 2,798 new homes.



## Available Space



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	6,549	15,636	28,961
TOTAL EMPLOYEES	4,121	7,342	12,678
AVERAGE HHI	\$68,188	\$68,593	\$75,030
TOTAL HOUSEHOLDS	2,803	6,595	12,147

TRAFFIC COUNTS: Woodbury Pike (PA 36) -  $\pm 7,000$  VPD

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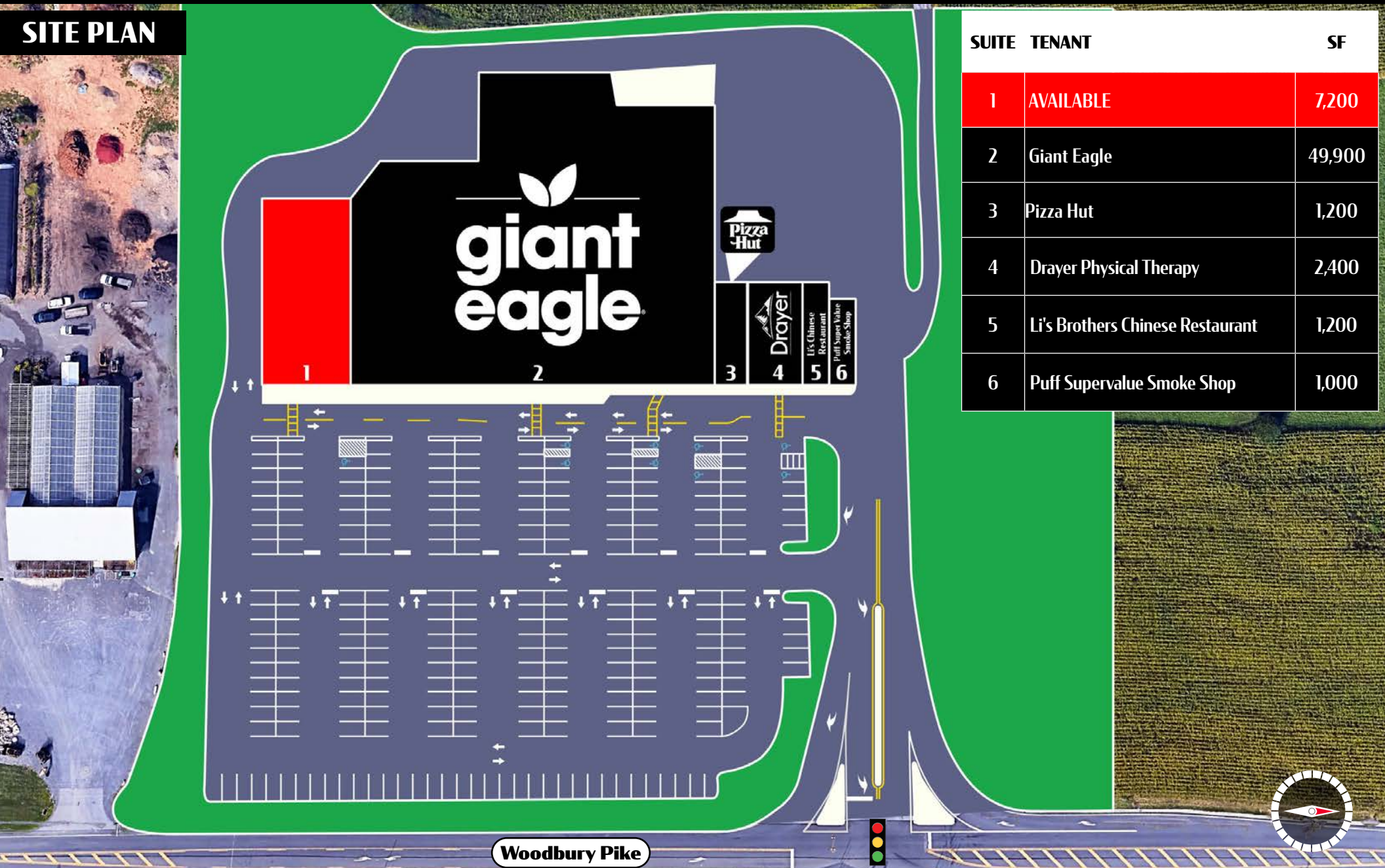
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## SITE PLAN



SUITE	TENANT	SF
1	AVAILABLE	7,200
2	Giant Eagle	49,900
3	Pizza Hut	1,200
4	Drayer Physical Therapy	2,400
5	Li's Brothers Chinese Restaurant	1,200
6	Puff Supervalue Smoke Shop	1,000

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## MARKET AERIAL



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