

# PENN TOWNE CENTER

1201 LANCASTER RD | MANHEIM, PA | 17545



## SURROUNDING RETAILERS



CAVOD



**±3,880 SF PAD SITE  
AVAILABLE FOR LEASE**



Blake Shaffer | Brad Rohrbaugh | Chad Stine

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



COMMERCIAL BROKERAGE. *Redefined.*

# Property Overview

Penn Towne Center is a 45,780 square-foot new construction retail shopping center centrally located in Manheim, Pennsylvania, situated between two signalized intersections along Lancaster Road (16,000 VPD). The project is flanked by a brand-new Sheetz and Jonestown Bank & Trust. Surrounding retail in the market includes national retailers such as Weis Markets, CVS Pharmacy, Grocery Outlet and Dunkin' Donuts, just to name a few.

## Location

Penn Towne Center is strategically positioned with significant frontage on the market's primary retail corridor, Lancaster Road (Rt. 72), which is the area's heaviest traveled roadway. Lancaster Road is also home to the leading auto auction in North America, Manheim Auto Auction, which employs over 18,000 people that handle over 8 million used vehicles per year and facilitate transactions representing nearly \$57 billion in value and generating annual revenues of more than \$2.6 billion.

## Trade Area

Adding to the stability of the project, Penn Towne Center shows a 20-minute drive time demographic of over 428,369 people with household incomes of more than \$75,533 and daytime employment demographics equally as strong with 250,057. The demographics within a 10-mile radius include 308,980 people in 120,345 homes, a labor force of 181,801 with an average household income of \$77,406. The area's growth since 2000 has increased over 15.4% with over 18,634 new homes.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	19,324	75,515	139,410
TOTAL EMPLOYEES	6,126	32,702	74,256
AVERAGE HHI	\$141,154	\$136,881	\$133,319
TOTAL HOUSEHOLDS	7,494	29,401	55,197

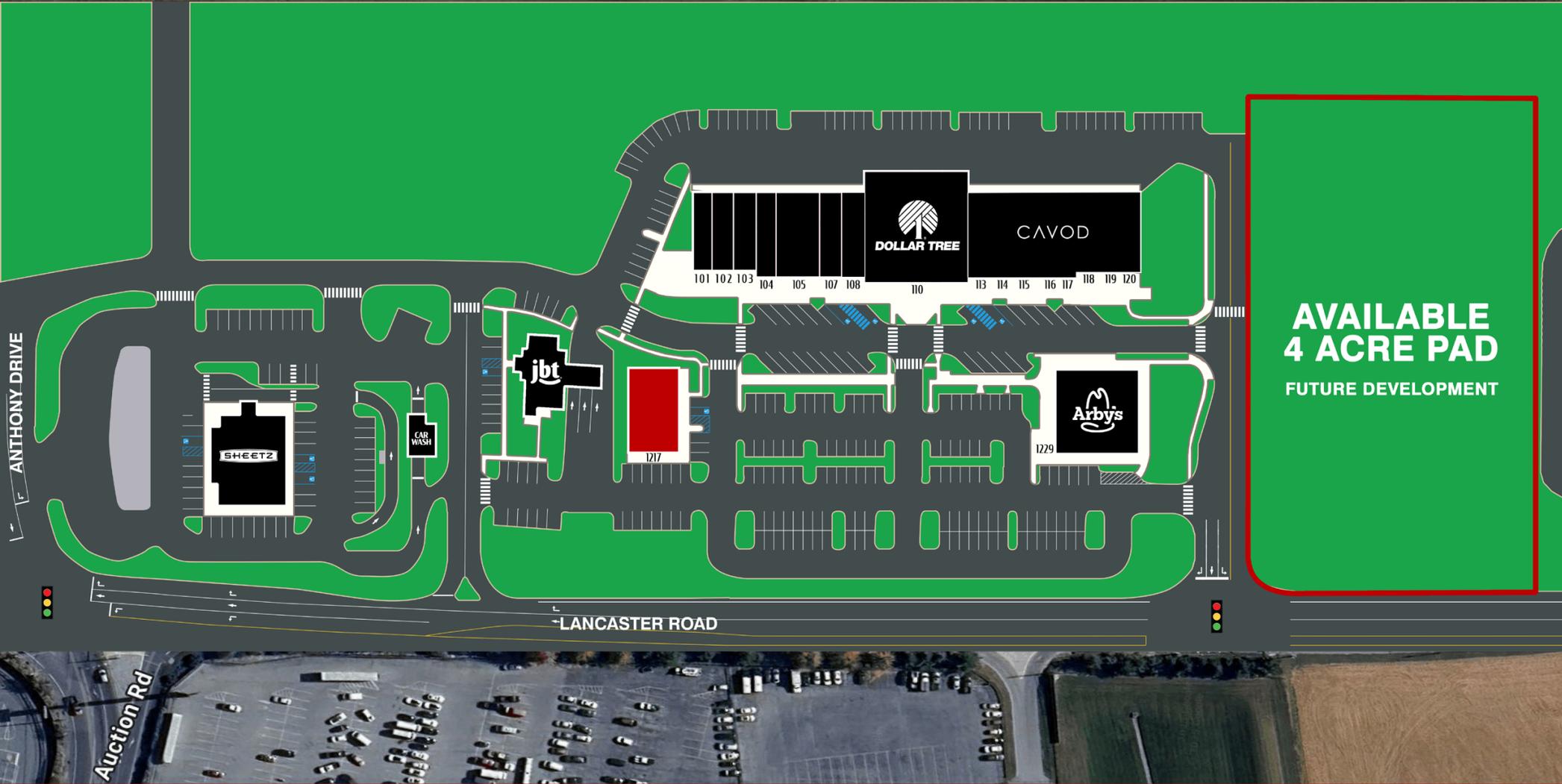
**Traffic Counts: LANCASTER ROAD - ±16,000 VPD**





# SITE PLAN

SUITE	TENANT	SF	SUITE	TENANT	SF
101	Bacio Pizza	1,569	107	Pho Restaurant	1,600
102	Vape Shop	1,356	108	B&E Notary	1,600
103	C&C Nails	1,500	110	Dollar Tree	10,500
104	Cozy Spa	1,600	113-120	Cavod Performing Arts	12,235
105	Detailing World	3,200	1229	Arby's	2,117
			1217	PAD SITE AVAILABLE	3,880



**AVAILABLE  
4 ACRE PAD**  
FUTURE DEVELOPMENT

# MARKET AERIAL



MANHEIM CENTRAL HIGH SCHOOL

BARON ELEMENTARY SCHOOL

MANHEIM AUTO AUCTION

MANHEIM SHOPPING CENTER

PENN TOWNE CENTER

**weis** FINE WINE & GOOD SPIRITS



*True Value*

**CVS** pharmacy

Santander



**SUBWAY**

**Auto Zone**

**Advance Auto Parts**

**TRUIST**

**verizon**

**Fulton Bank**  
LISTENING IS JUST THE BEGINNING.

**DOLLAR GENERAL**

**GROCERY OUTLET**  
bargain market



**jbt**

**SHEETZ**



**CAVOD**

**DOLLAR TREE**

# Bennett Williams

COMMERCIAL REAL ESTATE

## OUR LOCATIONS:

### YORK OFFICE:

3528 Concord Rd.  
York, PA 17402

### LANCASTER OFFICE:

150 Farmington Lane, Suite 201  
Lancaster, PA 17601

### EXTON OFFICE:

1 E. Uwchlan Ave.  
Suite 409, Exton, PA 19341

### STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205  
State College, PA 16803

### WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1  
West Chester, PA 19380

### NEW JERSEY OFFICE:

236 E. Route 38, Suite 130  
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## 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.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

