

± 1,400 - 7,435 SF & PAD SITE



FOR LEASE



Overview

Penn Towne Center is a 45,780 square-foot new construction retail shopping center centrally located in Manheim, Pennsylvania, situated at 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 including Weis Markets, CVS Pharmacy, Grocery Outlet and Dunkin' Donuts, just to name a few.



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York Office: 3528 Concord Rd. York, PA 17402
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341
Lancaster Office: 2173 Embassy Drive, Lancaster, PA 17603
New Jersey Office: 236 E. Route 38, Suite 130, Moorestown, NJ 08057

Bennett Williams
COMMERCIAL REAL ESTATE

ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

1201 Lancaster Road

Manheim, PA 17545



Available For Lease

Location

Penn Towne Center is strategically positioned with significant frontage in the market's primary retail corridor along Lancaster Road (Rt. 72), which is the areas 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 generate 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	19,086	69,956	132,786
TOTAL EMPLOYEES	6,323	31,793	79,185
AVERAGE HHI	\$109,336	\$108,207	\$104,906
TOTAL HOUSEHOLDS	7,461	28,127	53,388

TRAFFIC COUNTS: Lancaster Road - ±16,000 VPD



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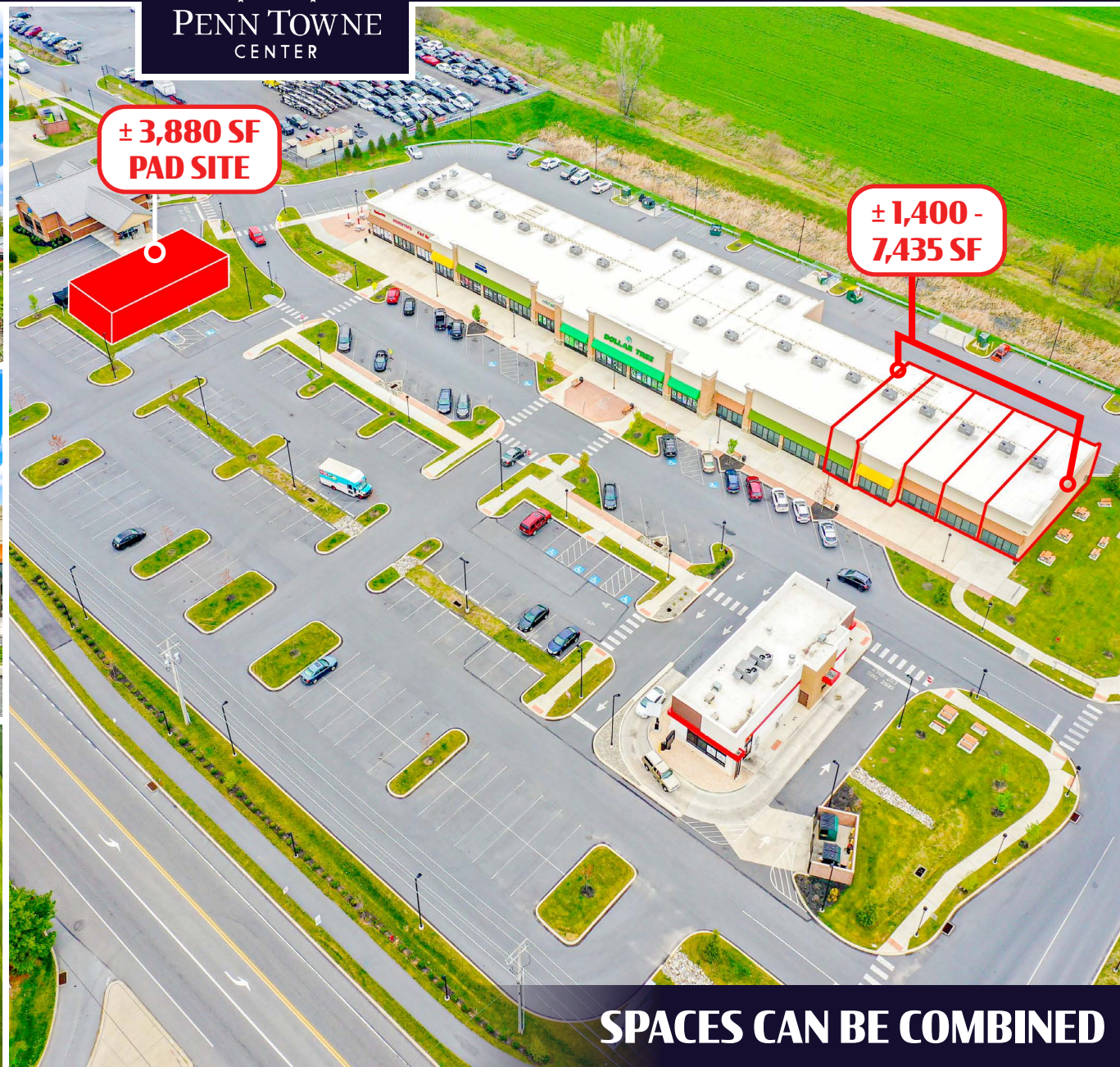


**PENN TOWNE
CENTER**

Available For Lease



FUTURE DEVELOPMENT
±4 AC AVAILABLE



**± 3,880 SF
PAD SITE**

**± 1,400 -
7,435 SF**

SPACES CAN BE COMBINED

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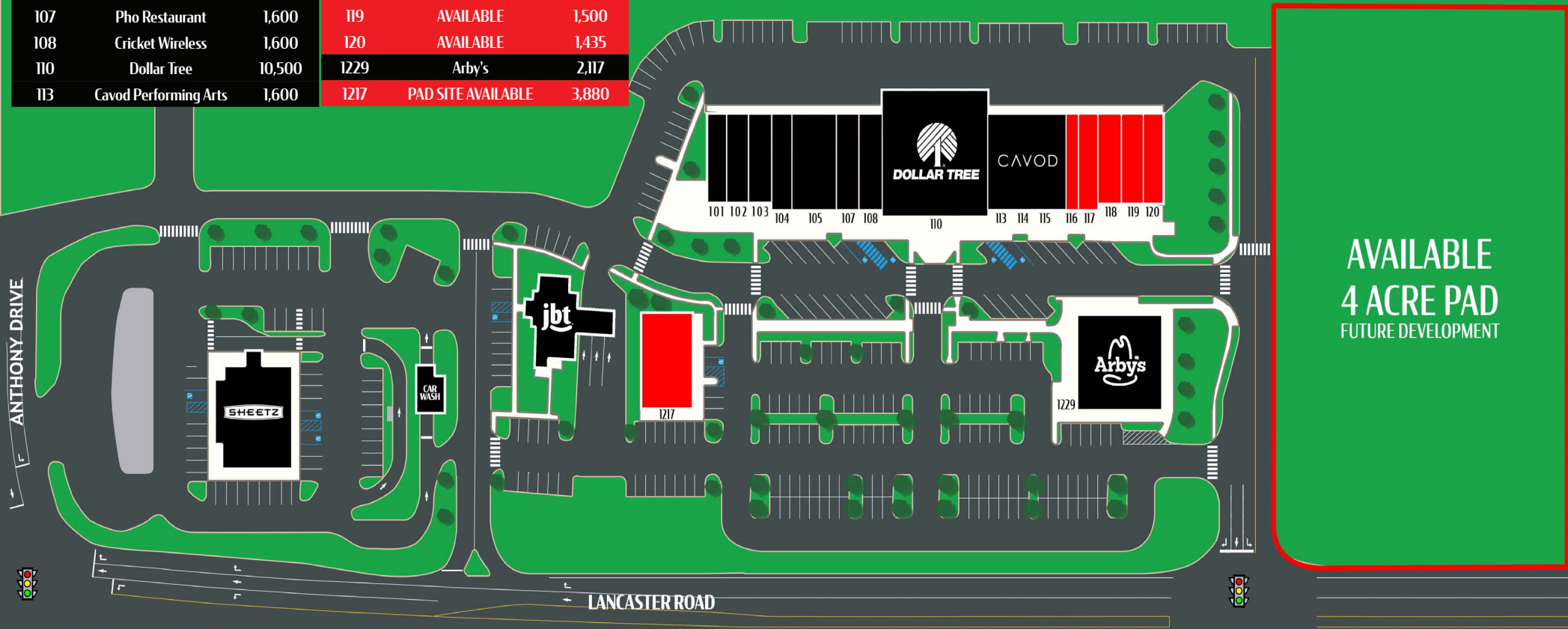
Manheim, PA 17545



PENN TOWNE
CENTER

Available For Lease

SUITE	TENANT	SF	SUITE	TENANT	SF
101	Bacio Pizza	1,569	114	Cavod Performing Arts	1,600
102	Vape Shop	1,356	115	Cavod Performing Arts	1,600
103	C&C Nails	1,500	116	AVAILABLE	1,400
104	Cozy Spa	1,600	117	AVAILABLE	1,600
105	Detailing World	3,200	118	AVAILABLE	1,500
107	Pho Restaurant	1,600	119	AVAILABLE	1,500
108	Cricket Wireless	1,600	120	AVAILABLE	1,435
110	Dollar Tree	10,500	1229	Arby's	2,117
113	Cavod Performing Arts	1,600	1217	PAD SITE AVAILABLE	3,880



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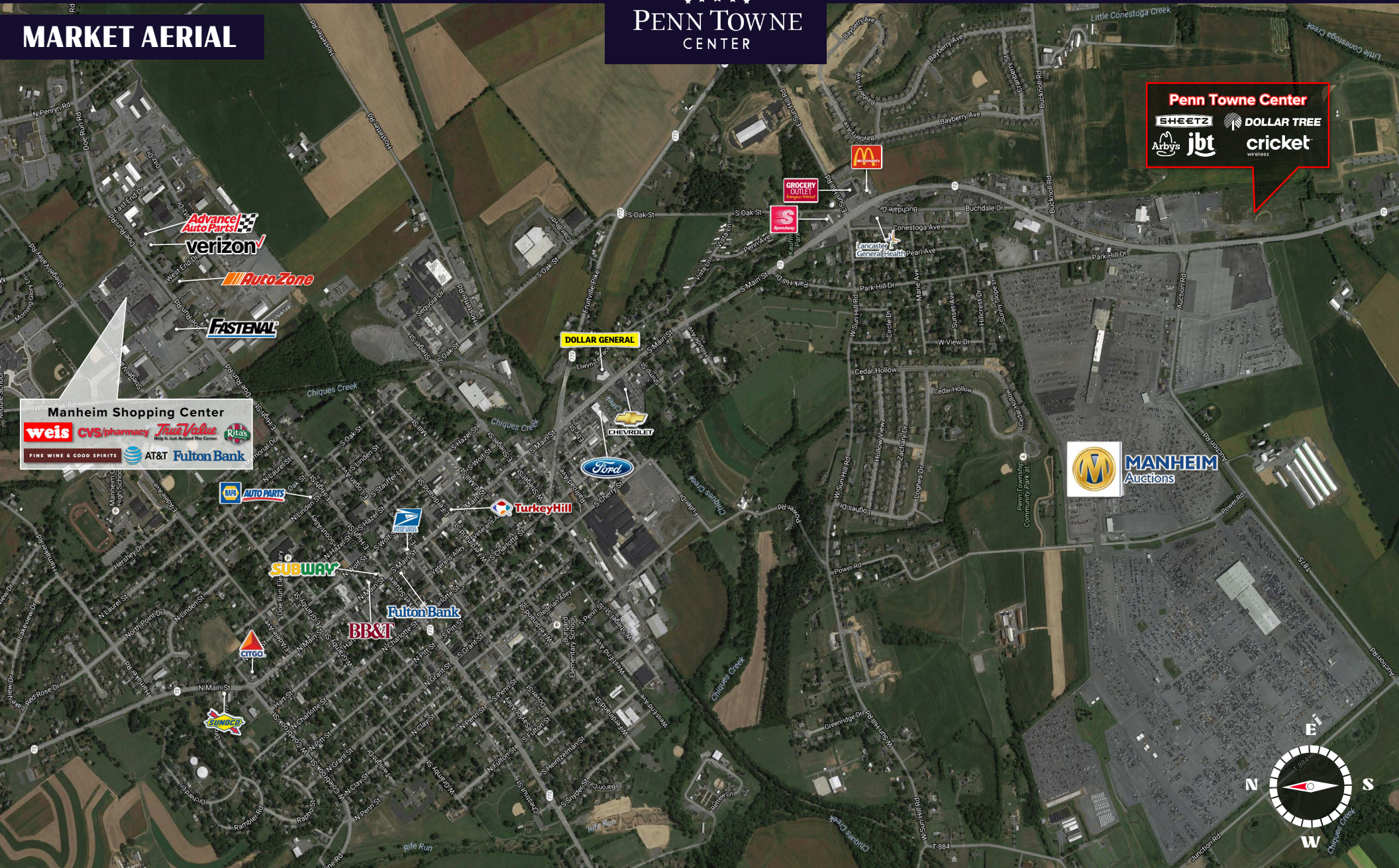
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CENTER

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MARKET AERIAL



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