

# Penn Towne Center

1201 Lancaster Road | Manheim, PA 17545

FOR LEASE

± 1,400 – 7,435 SF & PAD SITE



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.

Join:



Blake Shaffer | Ashlee Lehman | Brad Rohrbaugh | Chad Stine

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



COMMERCIAL BROKERAGE. *Redefined.*

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## 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	19,086	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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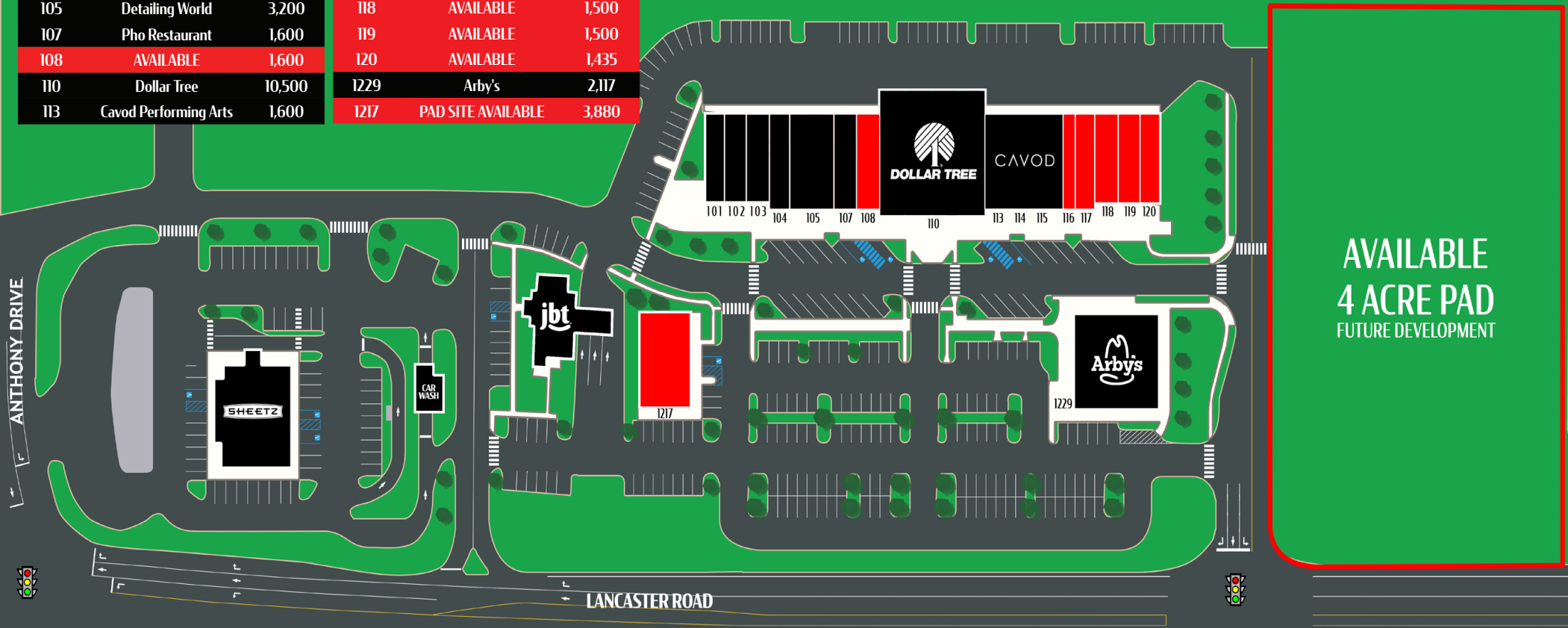
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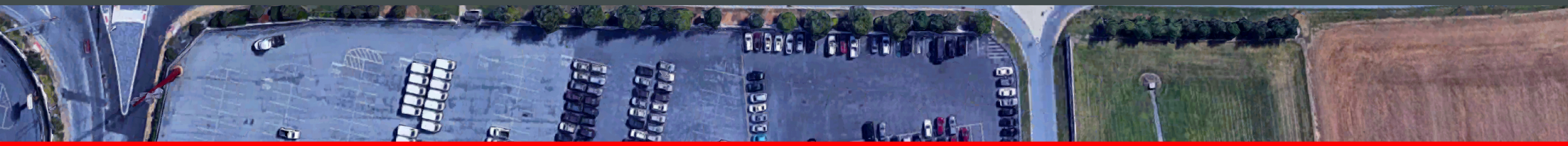
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## SITE PLAN

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	AVAILABLE	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



**AVAILABLE  
4 ACRE PAD  
FUTURE DEVELOPMENT**



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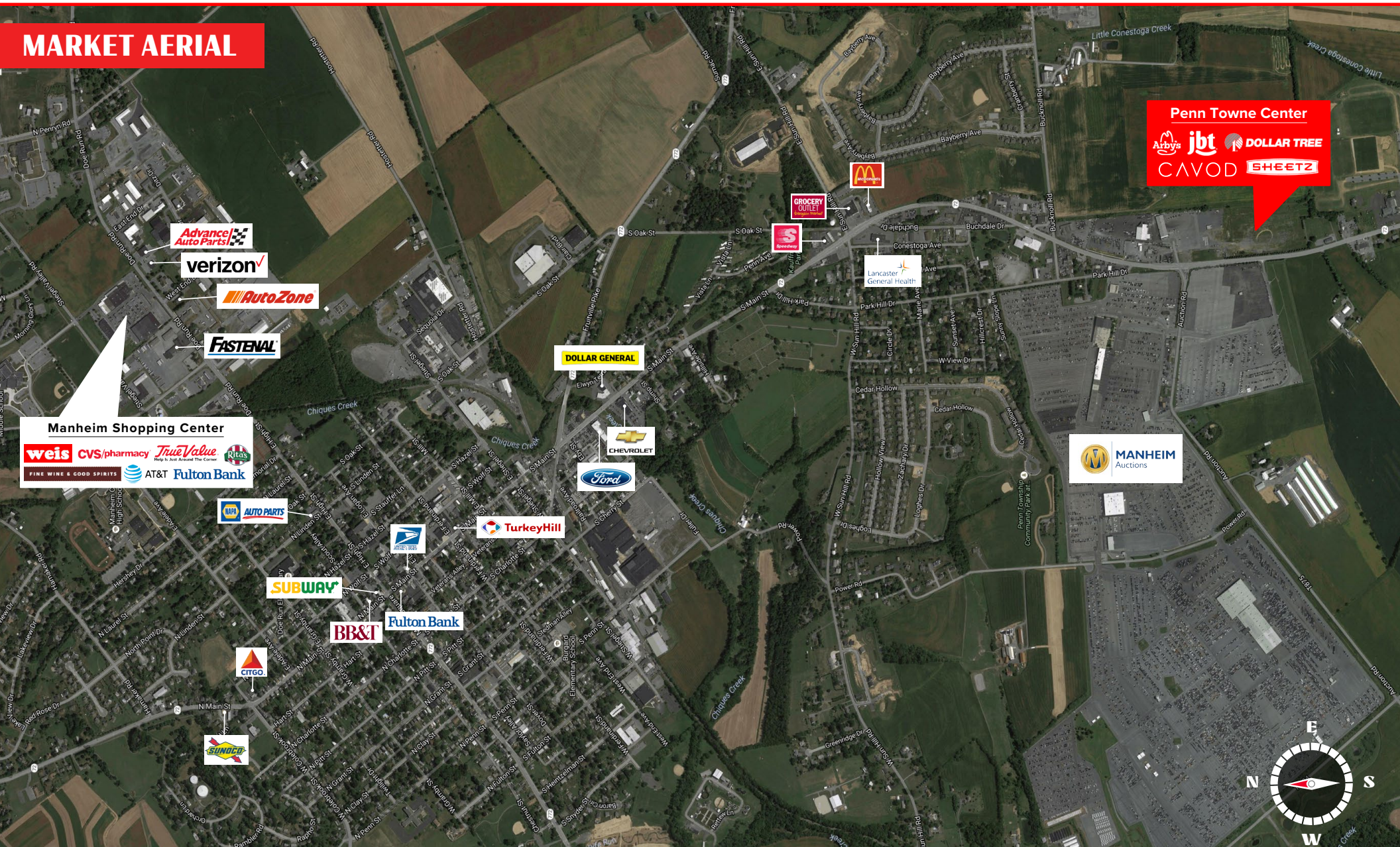
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## MARKET AERIAL



**Manheim Shopping Center**  
weis CVS/pharmacy True Value  
FINE WINE & GOOD SPIRITS AT&T Fulton Bank

**Penn Towne Center**  
Arby's jbt DOLLAR TREE  
CAVOD SHEETZ

## 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

### WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310  
Williamsport, PA 17701

### WEST CHESTER OFFICE:

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

### NEW JERSEY OFFICE:

236 E. Route 38, Suite 130  
Moorestown, NJ 08057

## LISTING AGENTS:



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### CONTACT US

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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.

