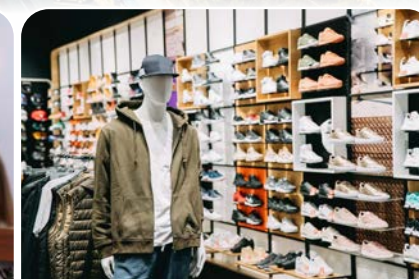
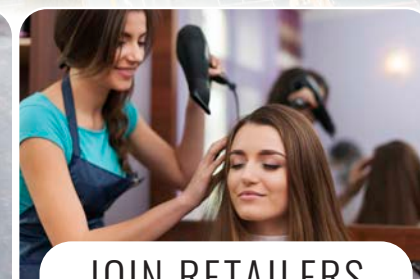


AVAILABLE FOR LEASE

Bennett Williams
COMMERCIAL REAL ESTATE

GOLDEN TRIANGLE

1274 Lititz Pike | Lancaster, PA 17601



JOIN RETAILERS



GOLDEN TRIANGLE

PROJECT OVERVIEW

Golden Triangle enjoys an advantageous location in Lancaster, PA, and is constantly evolving to further enhance this position. The center boasts a solid mix of national retailers that blend destination and daily needs, with names including LA Fitness, Marshalls, Sally Beauty, and Papa John's. Golden Triangle's tenants address a broad array of consumer services, from dining to beauty to banking and beyond.

ANCHOR TENANTS

LA Fitness - 44,796 SF

Marshalls - 30,000 SF

Staples - 24,060 SF

MAJOR RETAILERS

Walgreens - 14,820 SF

Advance Auto Parts - 12,160 SF

Dollar Tree - 11,135 SF

Papa John's - 1,800 SF

Sally Beauty - 1,800 SF

AVAILABLE SPACE

± 1,500 - 1,800 SF

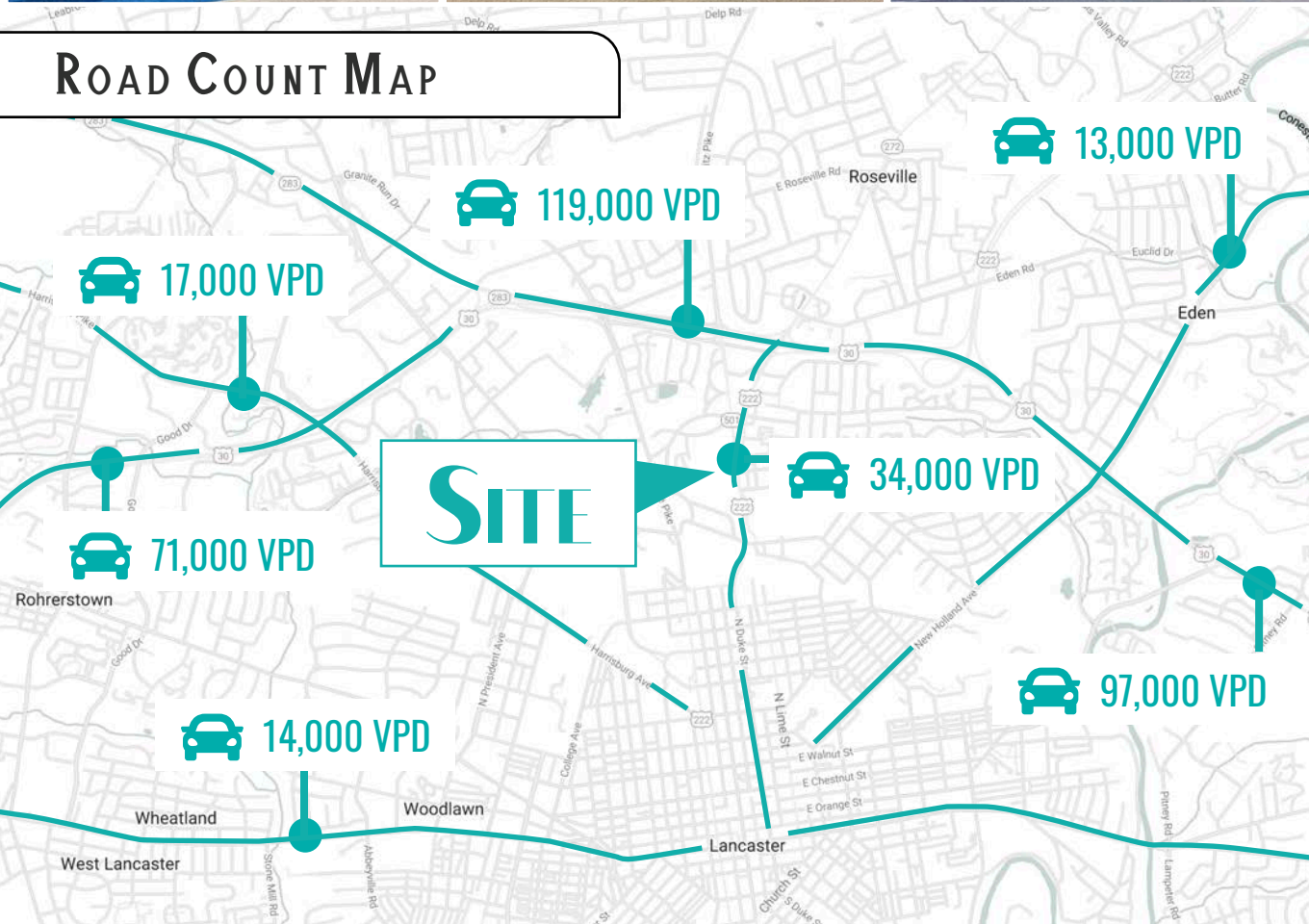


PROPERTY LOCATION

Ideally situated in the heart of Lancaster's retail hub, you are surrounded by hundreds of retailers. On the same corridor you will find Giant Foods, Dunkin Donuts, Primanti Bros., and Orange Theory. Golden Triangle is also down the street from the Rt. 30 ramp, making it easily accessible to one of Central PA's main travel arteries. Businesses in the area adding to the strong daytime demographics include Amtrack, Franklin & Marshall College, Armstrong Flooring, and LSC Communications.



ROAD COUNT MAP



TRADE AREA

Within a 10-mile radius, demographics are strong with a total of 329,596 people within 126,609 households and an average household income of \$91,412. The daytime population is just as strong, attributing to the 12,477 businesses in the area with 151,296 employees.

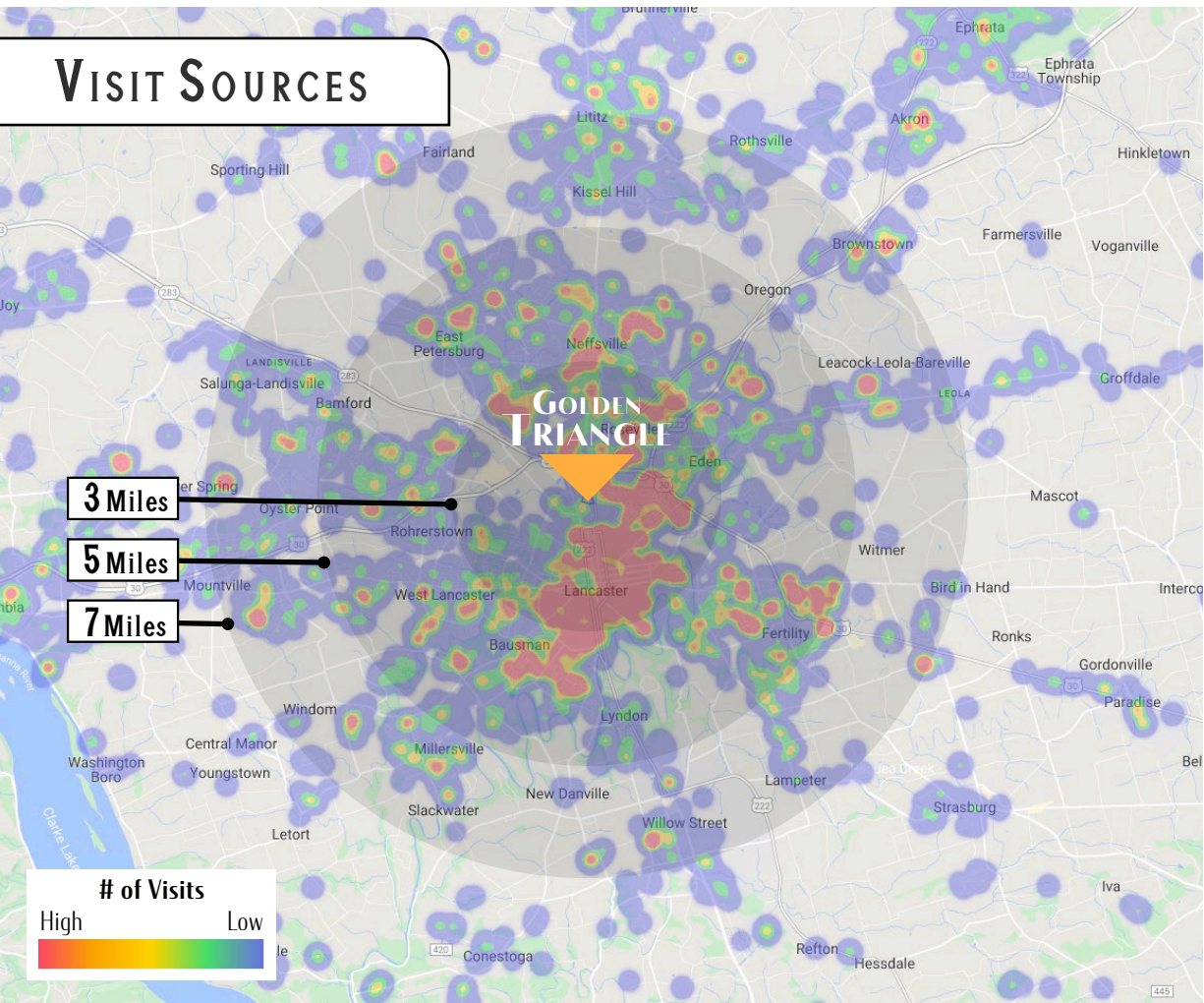
DEMOGRAPHICS	1 MILES	5 MILES	10 MILES
POPULATION	12,275	182,083	329,898
TOTAL HOUSEHOLDS	4,758	70,844	126,974
AVG HHI	\$74,814	\$91,231	\$92,343
TOTAL EMPLOYEES	14,570	100,814	151,645

GOLDEN TRIANGLE

ANNUAL VISITS



VISIT SOURCES



TOP TENANTS

Marshalls

445.5K Visits

DOLLAR TREE

189.2K Visits

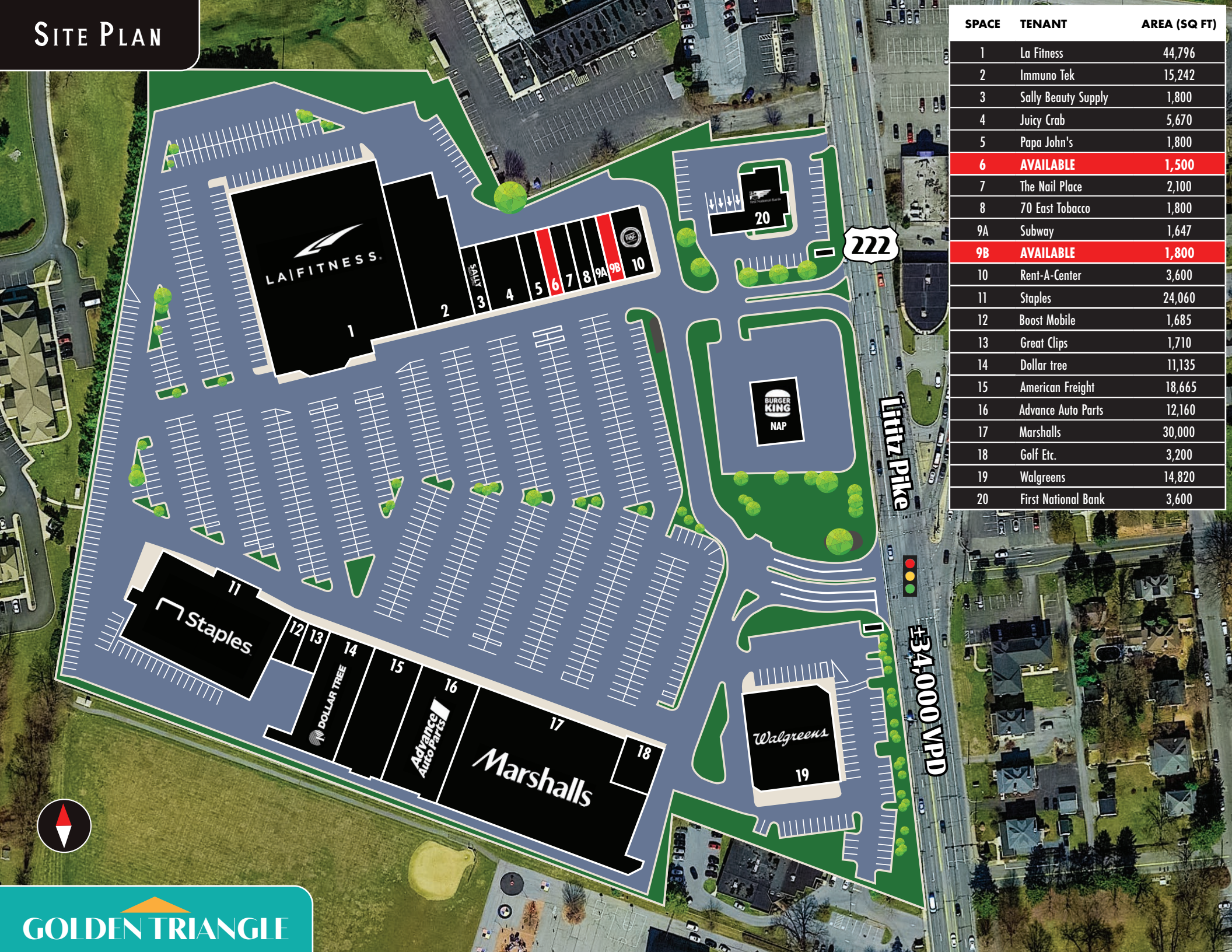
Walgreens

158.6K Visits

CENTER OVERVIEW

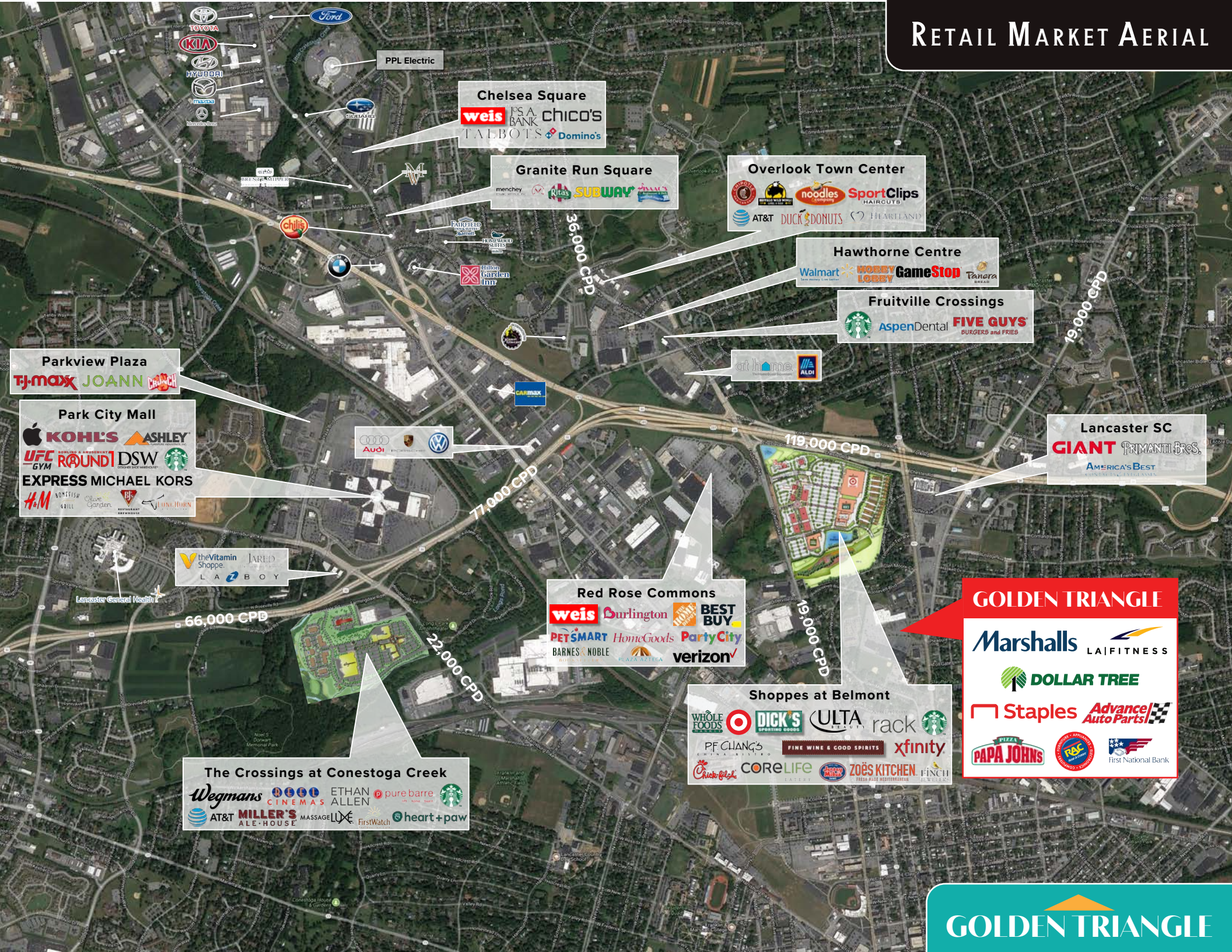
ANNUAL VISITS	1.4M
ANNUAL VISITORS	365K
ANNUAL VISIT FREQUENCY	3.77
AVG. DWELL TIME	55 min

SITE PLAN



SPACE	TENANT	AREA (SQ FT)
1	La Fitness	44,796
2	Immuno Tek	15,242
3	Sally Beauty Supply	1,800
4	Juicy Crab	5,670
5	Papa John's	1,800
6	AVAILABLE	1,500
7	The Nail Place	2,100
8	70 East Tobacco	1,800
9A	Subway	1,647
9B	AVAILABLE	1,800
10	Rent-A-Center	3,600
11	Staples	24,060
12	Boost Mobile	1,685
13	Great Clips	1,710
14	Dollar tree	11,135
15	American Freight	18,665
16	Advance Auto Parts	12,160
17	Marshalls	30,000
18	Golf Etc.	3,200
19	Walgreens	14,820
20	First National Bank	3,600

RETAIL MARKET AERIAL



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.

Our Retail Leasing Team provides top notch retail leasing services for all categories of retail real estate, whether institutional or local/regional, throughout the Central Pennsylvania landscape. We offer our vast knowledge, expertise and advanced network to leverage our long-standing relationship, to benefit your Investment.

AGENTS:

BLAKE SHAFFER

bshaffer@bennettwilliams.com

ASHLEE LEHMAN

alehman@bennettwilliams.com

BRAD ROHRBAUGH

brohrbaugh@bennettwilliams.com

CHAD STINE

cstine@bennettwilliams.com

Phone: 717.843.5555

www.bennettwilliams.com

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

NJ OFFICE:

309 Fellowship Rd, Suite 200
Mt. Laurel, NJ 08054

RETAIL BROKERAGE. **REDEFINED.**

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