

1403 Manheim Pike | Lancaster, PA 17601

± 1,992 SF Retail Space Available

Available For Lease

Property Overview

1403 Manheim Pike is a 1,992 square-foot free standing retail building with a drive-thru, ideally located along Manheim Pike, and directly off of Route 30 in Lancaster, PA. This site is located within a dense retail corridor in the Lancaster market, and benefits from having great access to Route 30, as well as located directly across the street from the Park City Mall. This site provides a user the opportunity for great visibility, and to take advantage of high traffic volumes. With the Park City Mall being the focal point of retail, and its close proximity to the highway, this site creates a great opportunity for any type of user.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	100,255	179,843	251,848
TOTAL EMPLOYEES	64,555	101,022	126,861
AVERAGE HHI	\$87,228	\$90,873	\$92,114
TOTAL HOUSEHOLDS	39,730	69,851	97,659

TRAFFIC COUNTS:

Manheim Pike - ±22,000 VPD | **Rt 30** - ±76,000 VPD



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717.843.5555
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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: 150 Farmington Lane, Suite 201, Lancaster, PA 17601
New Jersey Office: 309 Fellowship Rd, Suite 200, Mt. Laurel, NJ 08054

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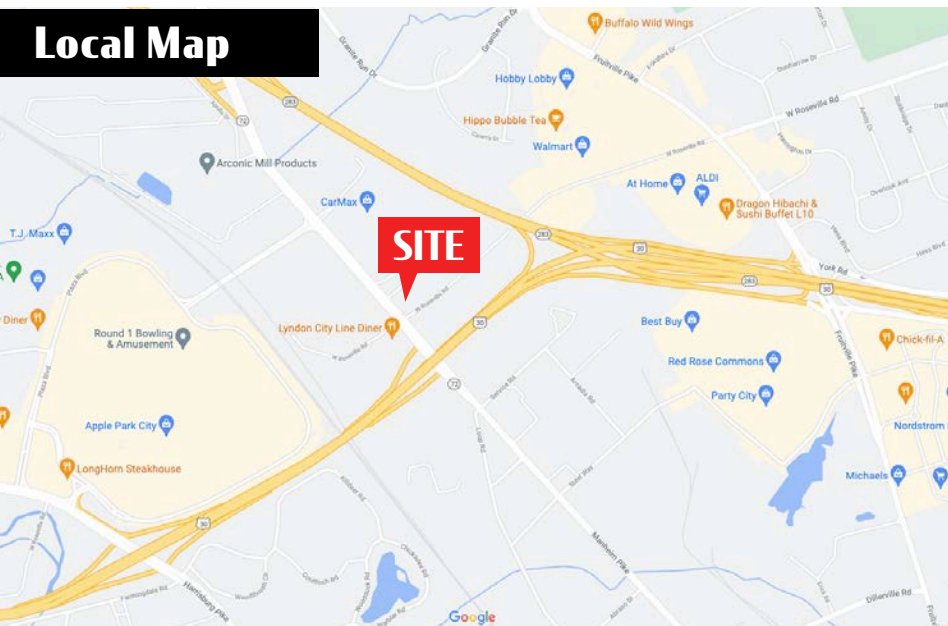
Location

The strategically positioned site benefits from having visibility from Manheim Pike & Route 30. The site has multiple points of ingress/egress which allows for easy access to and from the site for customers. The Lancaster market has seen an immense amount of growth over the last 10 years with the development of major retail projects including the Shoppes at Belmont, and The Crossings at Conestoga.

Trade Area

The site shows a 10-minute drive time demographic of over 107,513 people with household incomes of more than \$91,235 and daytime employment demographics equally as strong with 77,159. The demographics within a 5-mile radius include 179,843 people in 69,851 homes, a labor force of 101,022 with an average household income of \$90,873.

Local Map



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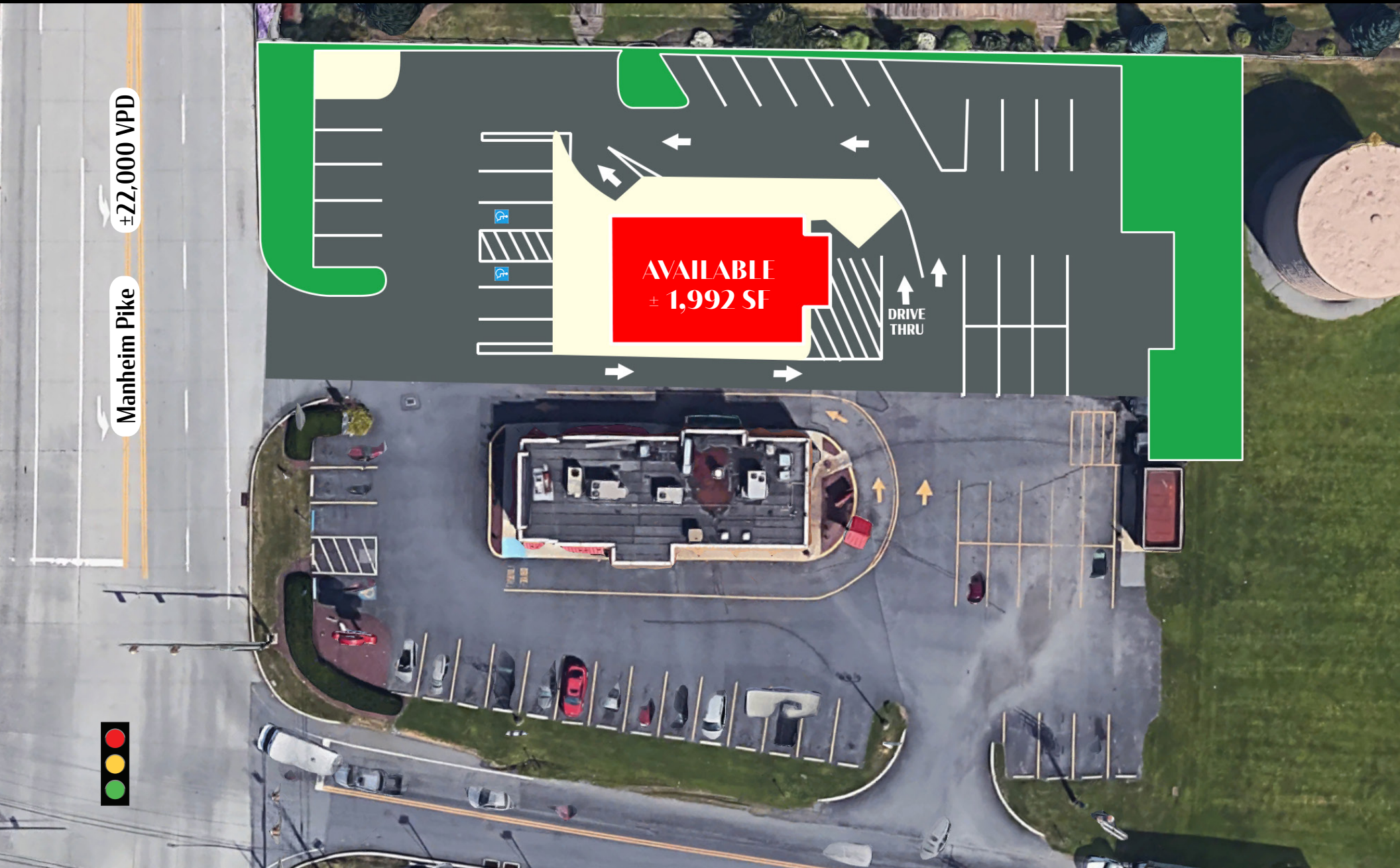
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MARKET AERIAL



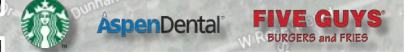
Overlook Town Center



Hawthorne Centre



Lancaster Towne Center



Parkview Plaza



Shoppes at Belmont



Park City Mall



Red Rose Commons



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