

# 1105 W Main Street

Mount Joy, PA 17552

Available For Lease

±8,196 SF + Pads Available for Lease



## Property Overview

**1105 W Main Street** is a +/- 8,196 sf building located just a stone's throw from Downtown Mount Joy. The property offers excellent visibility from the main corridor, along with easy access, pylon signage, and ample parking. This gives a great opportunity to join the retail market of Mount Joy and surrounding markets. Nearby businesses include JB Hostetter and Son, Weis Market, Dollar General, and CVS, just to name a few. 1105 W Main Street is also down the street from Florin Hill Apartment Complex (192 Units) and hundreds of other residential homes.



Blake Shaffer | Brad Rohrbaugh | Chad Stine | Abe Khan  
717.843.5555  
www.bennettwilliams.com

York Office: 3528 Concord Rd. York, PA 17402  
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341  
Lancaster Office: 2173 Embassy Drive, Suite 201, Lancaster, PA 17601  
New Jersey Office: 309 Fellowship Rd, Suite 200, Mt. Laurel, NJ 08054

**Bennett Williams**  
COMMERCIAL REAL ESTATE

ACTIVE MEMBER OF:  
**RETAIL** BROKERS  
NETWORK

**1105 W Main Street | Mount Joy, PA 17552**

**± 8,196 SF Retail Space + Pads Available**

*Available For Lease*

## Location

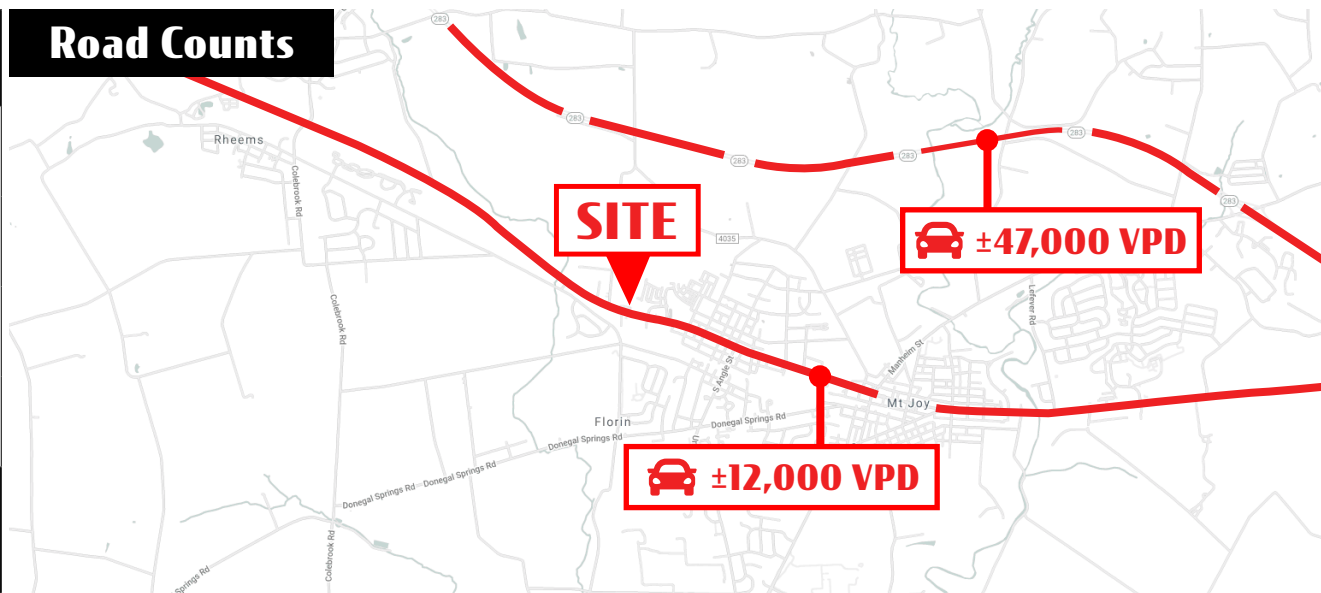
This opportunity is strategically located on Main Street, which is the main travel artery from Elizabethtown, and then interchanges with Route 283 to Lancaster. This makes it easy for the site to service not only Mount Joy, but also Elizabethtown, Manheim, Lancaster, and Middletown.

## Trade Area

The demographics are strong with 169,264 people within a 10-mile radius with 66,428 households and an average household income of \$93,144. That is almost \$30,000 higher than the U.S. average household income. The demographics for the 20-minute drive time are just as strong. There are 140,524 people within 55,092 households, with an average household income of \$92,174.



## Road Counts



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	20,814	50,967	92,132
TOTAL EMPLOYEES	6,229	18,718	31,162
AVERAGE HHI	\$90,424	\$93,065	\$89,937
TOTAL HOUSEHOLDS	8,421	19,770	35,816
TRAFFIC COUNTS:			
Main Street - ±12,000 VPD   283 - ±47,000 VPD			

**Blake Shaffer | Brad Rohrbaugh | Chad Stine | Abe Khan**  
717.843.5555  
www.bennettwilliams.com

York Office: 3528 Concord Rd. York, PA 17402  
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341  
Lancaster Office: 2173 Embassy Drive, Suite 201, Lancaster, PA 17601  
New Jersey Office: 309 Fellowship Rd, Suite 200, Mt. Laurel, NJ 08054

**Bennett Williams**  
COMMERCIAL REAL ESTATE

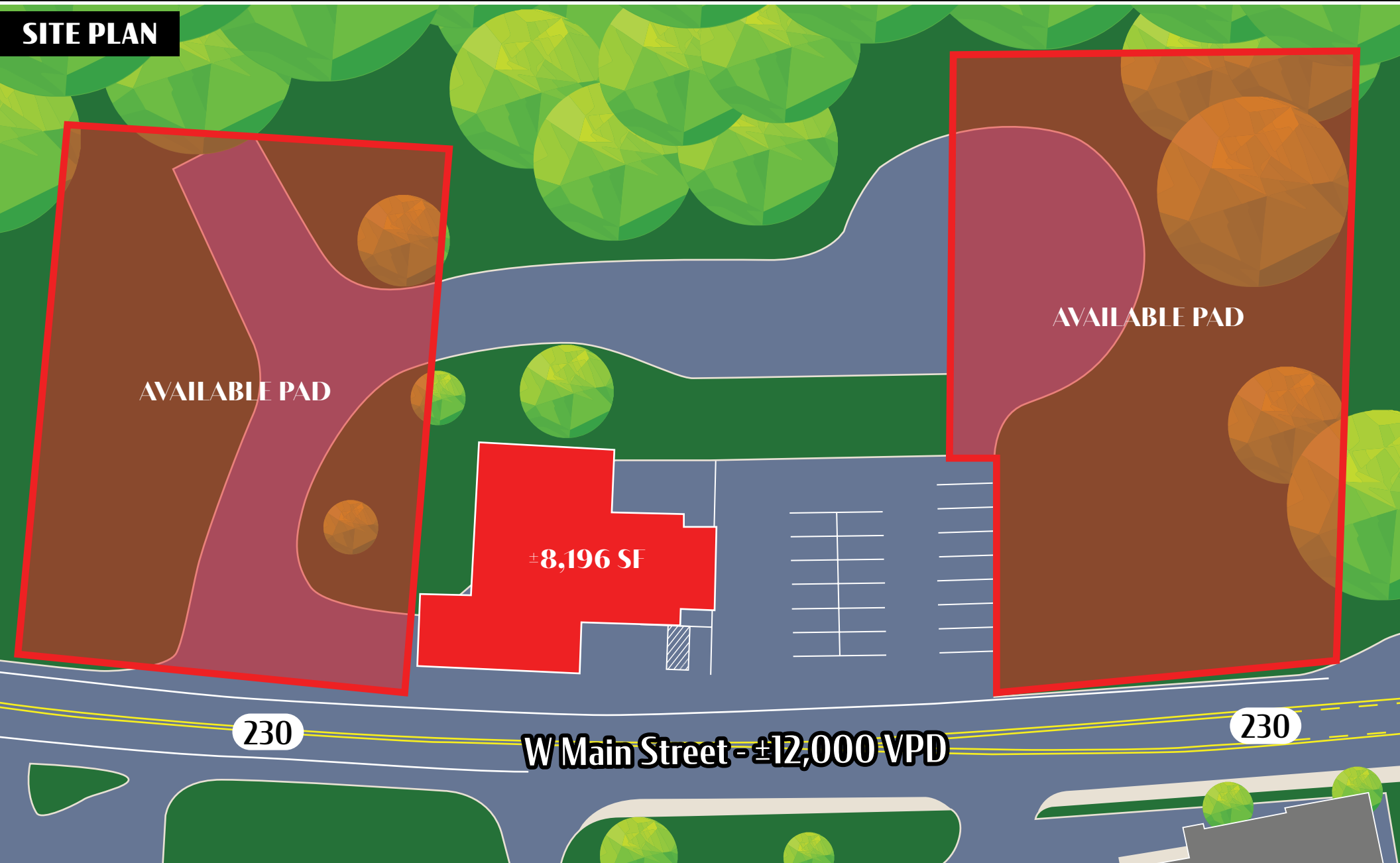
ACTIVE MEMBER OF:  
**RETAIL BROKERS**  
NETWORK

**1105 W Main Street | Mount Joy, PA 17552**

**± 8,196 SF Retail Space + Pads Available**

*Available For Lease*

**SITE PLAN**



**Blake Shaffer | Brad Rohrbaugh | Chad Stine | Abe Khan**  
717.843.5555  
[www.bennettwilliams.com](http://www.bennettwilliams.com)

York Office: 3528 Concord Rd. York, PA 17402  
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341  
Lancaster Office: 2173 Embassy Drive, Suite 201, Lancaster, PA 17601  
New Jersey Office: 309 Fellowship Rd, Suite 200, Mt. Laurel, NJ 08054

**Bennett Williams**  
COMMERCIAL REAL ESTATE

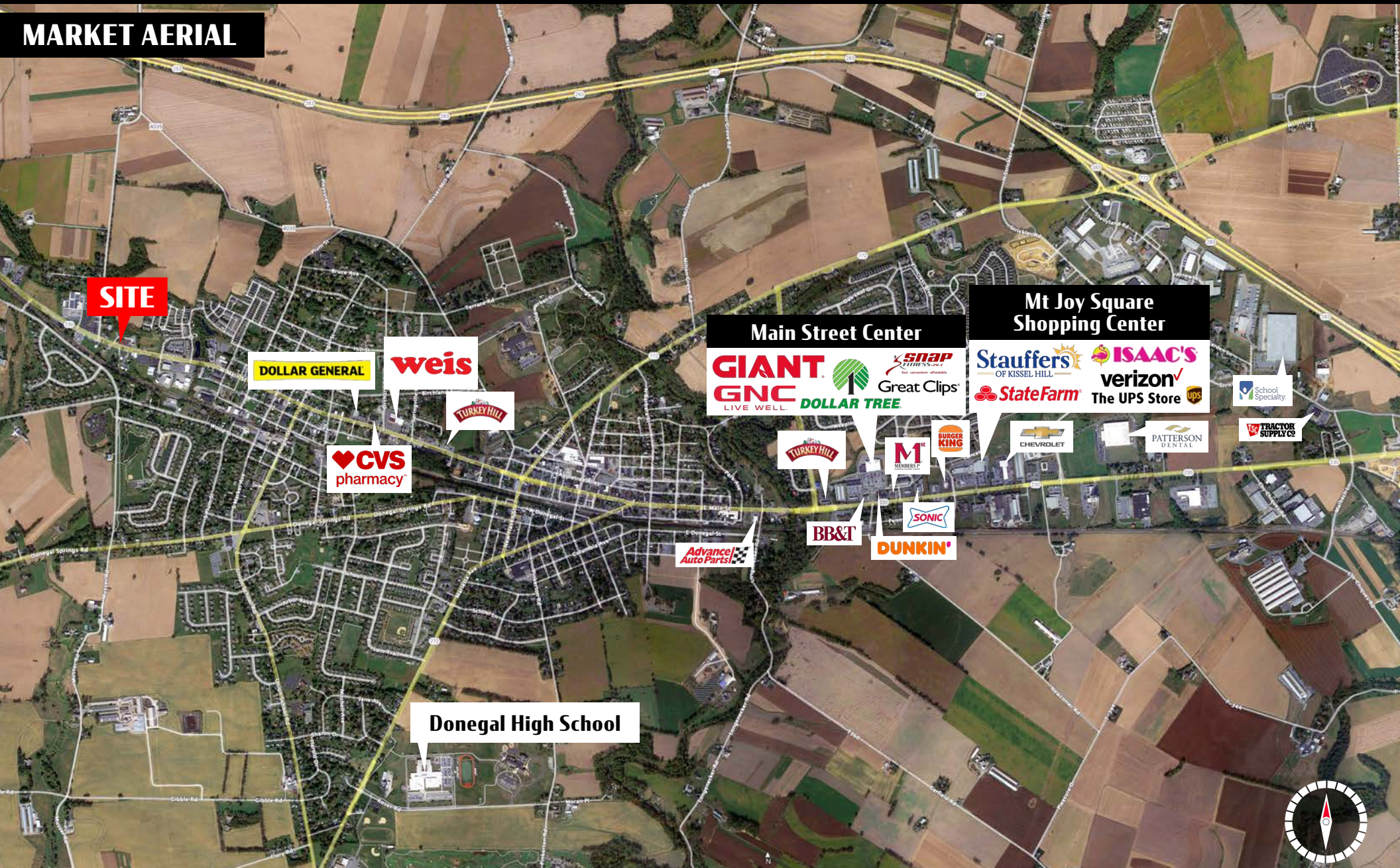
ACTIVE MEMBER OF:  
**RETAIL** BROKERS  
NETWORK

1105 W Main Street | Mount Joy, PA 17552

± 8,196 SF Retail Space + Pads Available

Available For Lease

## MARKET AERIAL



Blake Shaffer | Brad Rohrbaugh | Chad Stine | Abe Khan  
717.843.5555  
www.bennettwilliams.com

York Office: 3528 Concord Rd. York, PA 17402  
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341  
Lancaster Office: 2173 Embassy Drive, Suite 201, Lancaster, PA 17601  
New Jersey Office: 309 Fellowship Rd, Suite 200, Mt. Laurel, NJ 08054

Bennett Williams  
COMMERCIAL REAL ESTATE

ACTIVE MEMBER OF:  
RETAIL BROKERS NETWORK