



EAST TOWNE CENTRE

2090 Lincoln Highway East | Lancaster, PA 17602

For Lease



FEATURED TENANTS:



PROJECT

±1,802 SF PAD SITE + DRIVE THRU

East Towne Centre is a 305,352 square-foot anchored retail shopping center that is ideally positioned along Lincoln Highway East (Rt. 30), which is the main thoroughfare for Lancaster, Pa. and its tourism and shopping district. The project is anchored by national retailers such as, Gabe's, Burlington Coat Factory, Harbor Freight Tools, Ollie's and Red Lobster, just to name a few. With the traffic generating lineup of Tenants that the project includes, the project offers a great opportunity to any retailer looking to get into the East Lancaster market.

DEMOGRAPHICS		3 MILE	5 MILE	7 MILE
	TOTAL POPULATION	31,416	136,033	200,157
	TOTAL EMPLOYEES	20,789	67,954	100,181
	AVERAGE HHI	\$89,217	\$82,863	\$86,886
	TOTAL HOUSEHOLDS	11,763	52,139	76,331

TRAFFIC COUNTS: RT 30: ± 32,000 VPD



Abe Khan | Brad Rohrbaugh | Chad Stine
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: 150 Farmington Lane, 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



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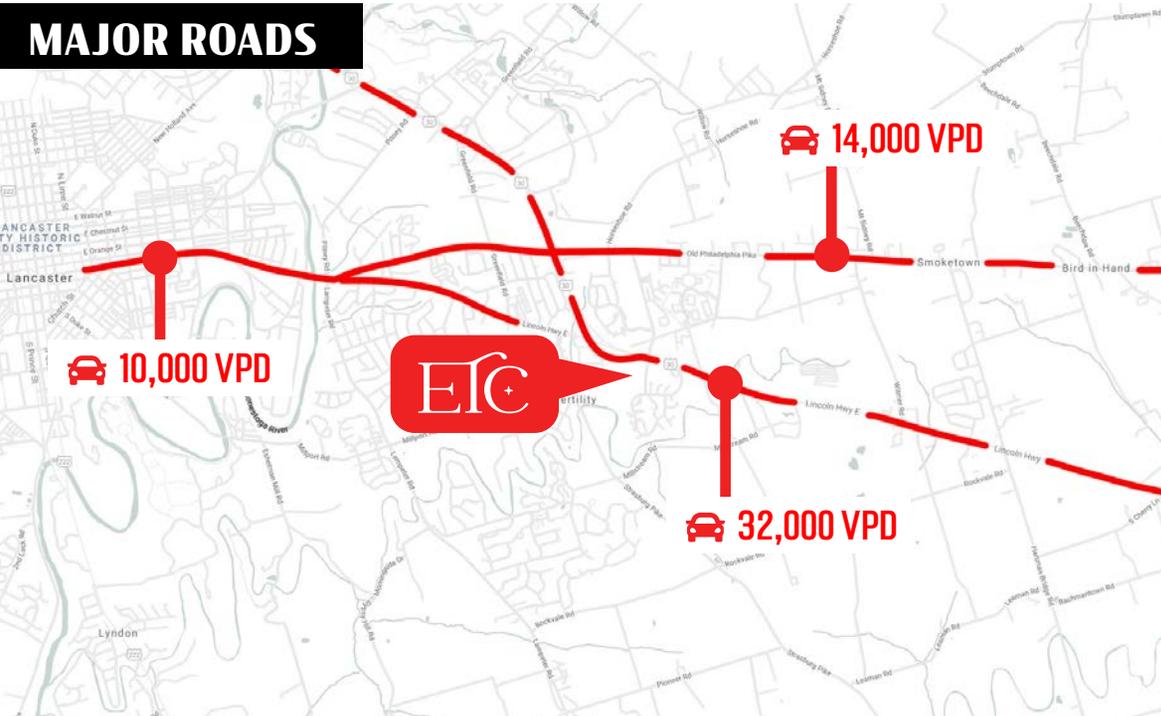
LOCATION

The project is within close proximity to the Tanger Outlets which recently underwent an expansion project bringing the total square footage up to 377,000 square feet of retail. Other area draws include the Rockvale Outlets, Dutch Wonderland, and The American Music Theatre which cumulatively brings over 2,100,000 tourists to the immediate area every year. To coincide with its mass tourism numbers, the project benefits from the excellent visibility along Lincoln Highway East (Rt. 30) which sees over 32,000 CPD.

TRADE AREA

Adding to the stability of the project, East Towne Centre shows a 20-minute drive time demographic of over 394,809 people with household incomes of more than \$78,225 and daytime employment demographics equally as strong with 236,778. The demographics within a 10-mile radius include 298,779 people in 113,847 homes, a labor force of 184,871 with an average household income of \$77,299. The area's growth since 2000 has increased over 13.4% with over 15,304 new homes.

MAJOR ROADS



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SITE PLAN





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FLOOR PLAN



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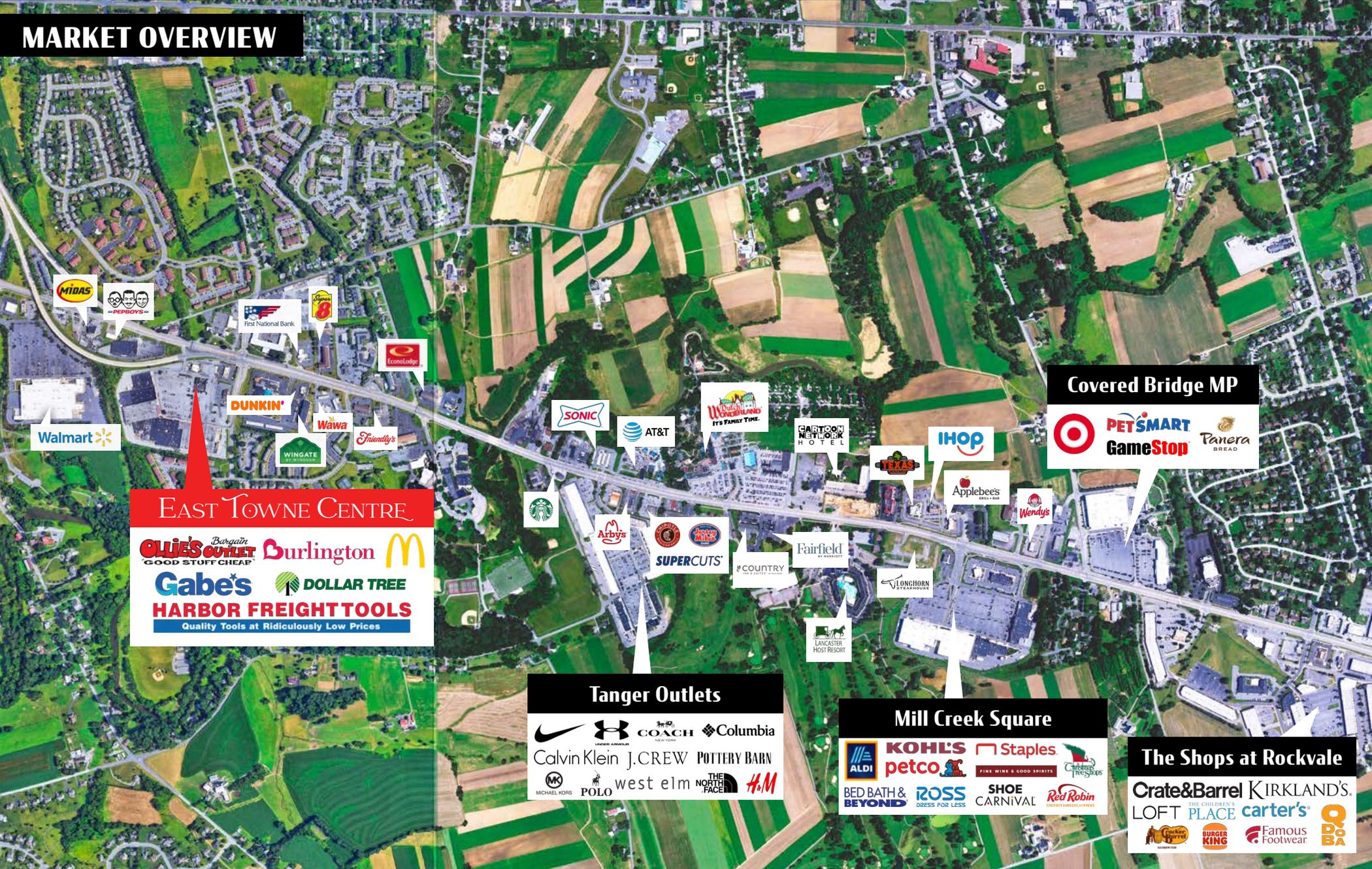
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MARKET OVERVIEW



EAST TOWNE CENTRE

OLLIE'S OUTLET *Bergain* **Burlington** **McDonald's**

Gabe's **DOLLAR TREE**

HARBOR FREIGHT TOOLS

Quality Tools at Ridiculously Low Prices

Covered Bridge MP

Target **PET SMART** **GameStop** **Panera BREAD**

Tanger Outlets

Nike **Under Armour** **COACH** **Columbia**

Calvin Klein **J.CREW** **POTTERY BARN**

MICHAEL KORS **POLO** **west elm** **THE NORTH FACE** **H&M**

Mill Creek Square

ALDI **KOHL'S** **petco** **Staples** **Chick-fil-A**

BED BATH & BEYOND **ROSS** **DRESS FOR LESS** **SHOE CARNIVAL** **Red Robin**

The Shops at Rockvale

Crate&Barrel **KIRKLAND'S**

LOFT PLACE **carter's** **Q Do BA**

BURGER KING **Famous Footwear**