

4 ACRE PAD SITE



**PENN TOWNE
CENTER**

FOR LEASE



Overview

***Conceptual Site Plan**

This project is proposed development, which is centrally located in Manheim, PA, and situated at a fully signalized, accessible light along Lancaster Road (16,000 V.P.D.). The site consists of 4-acres, making it a great opportunity for multiple pad sites, for medical, grocery, and retail users to enter this market on a busy corridor. You are next door to Penn Towne Center, a 45,780-sf new construction shopping center. Tenants here include Sheetz, Dollar Tree, Arby's, and Cricket Wireless. Other National Tenants in the area include McDonald's, Grocery Outlet, and Dollar General, just to name a few. You are also right down the street from Lancaster General Health.



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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: 2173 Embassy Drive, Suite 201, Lancaster, PA 17601
New Jersey Office: 309 Fellowship Rd, Suite 200, Mt. Laurel, NJ 08054



1201 Lancaster Road

Manheim, PA 17545



Available For Lease

Location

These pad site opportunities are strategically positioned with significant frontage in the market's primary retail corridor along 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 generate annual revenues of more than \$2.6 Billion.

Trade Area

Adding to the stability of the project, this site 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

*Conceptual Site Plan

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COMMERCIAL REAL ESTATE

ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

1201 Lancaster Road

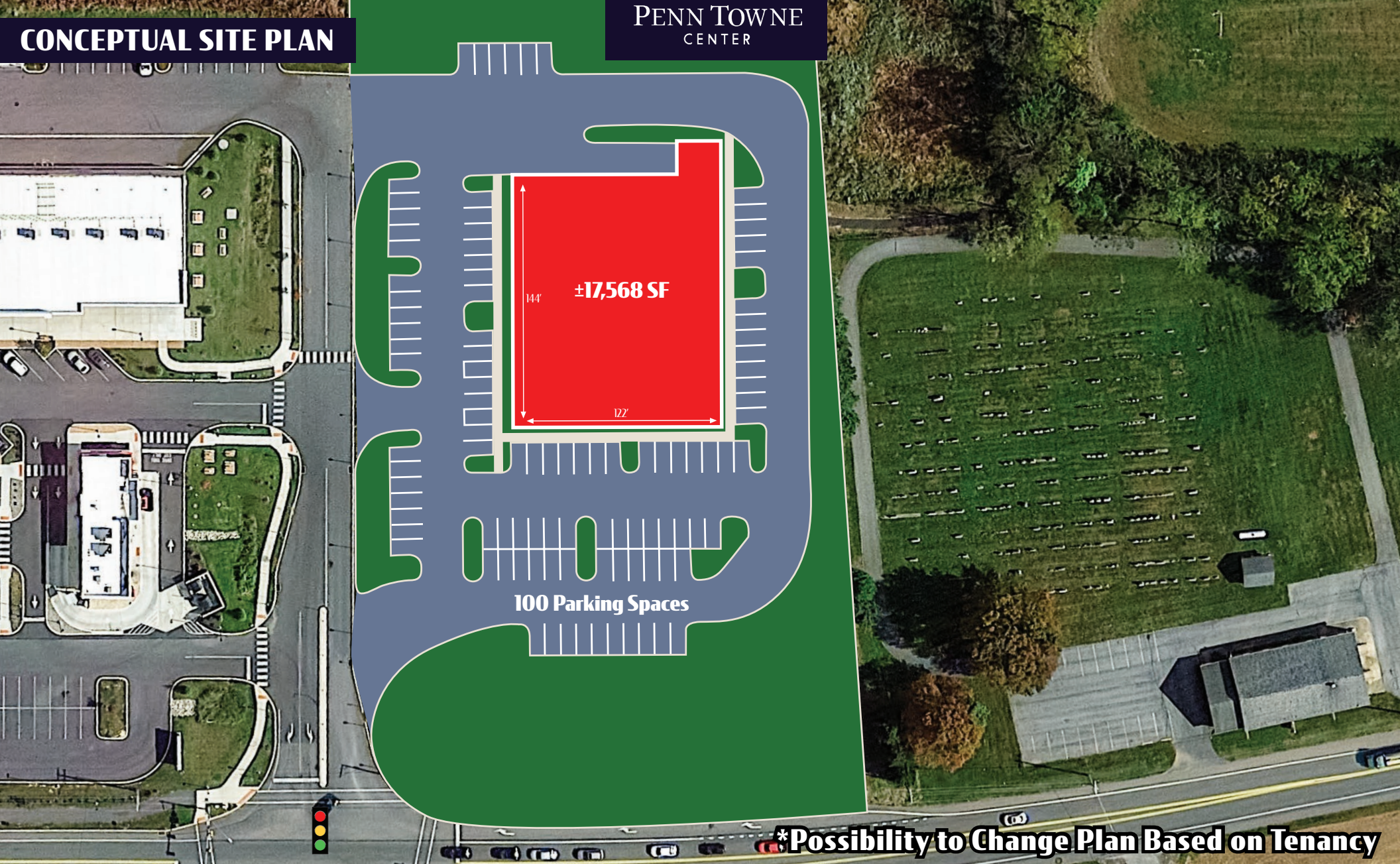
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CONCEPTUAL SITE PLAN



***Possibility to Change Plan Based on Tenancy**

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MARKET AERIAL



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