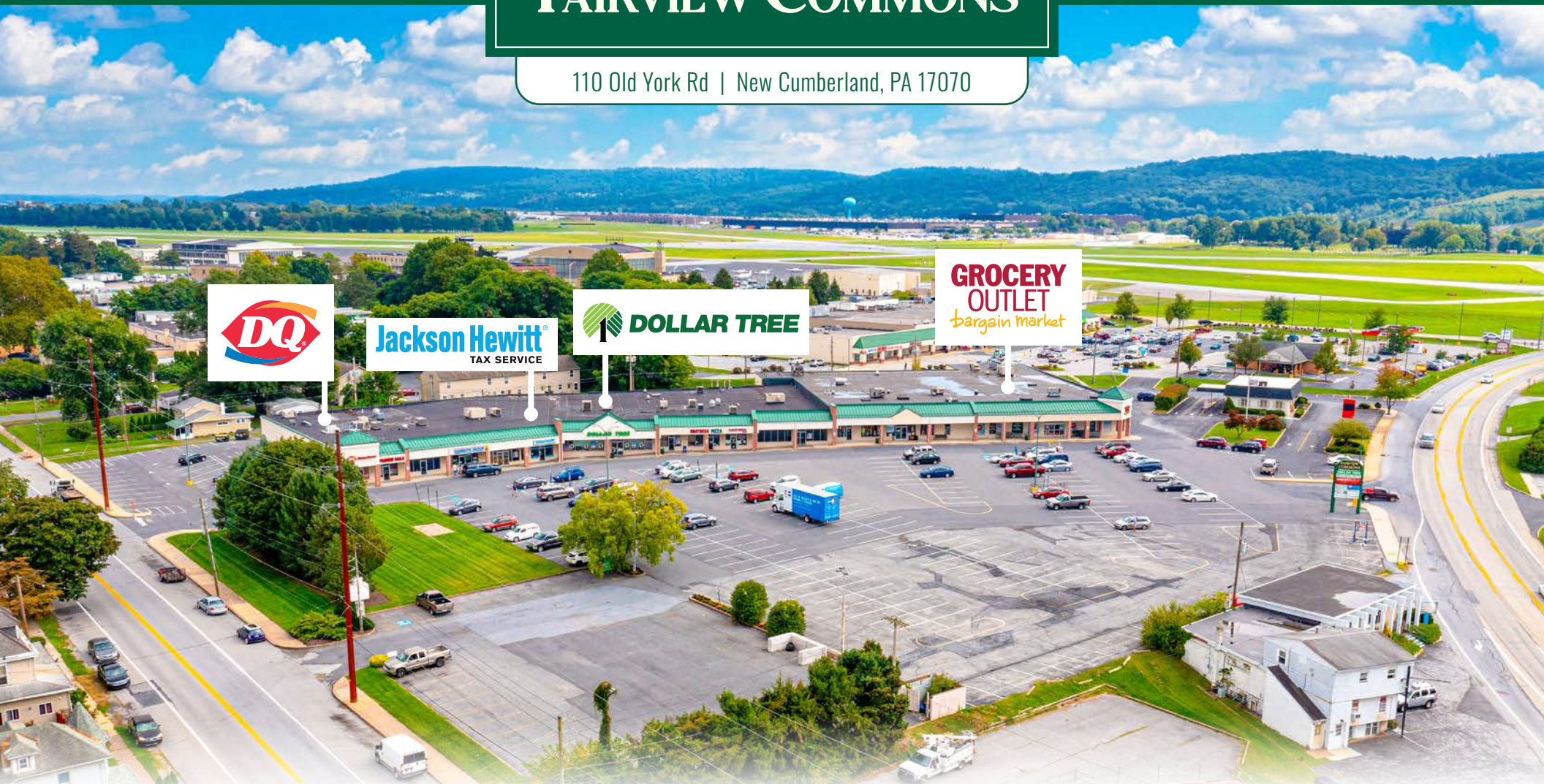


AVAILABLE FOR LEASE

# FAIRVIEW COMMONS

Bennett Williams  
COMMERCIAL REAL ESTATE

110 Old York Rd | New Cumberland, PA 17070



JOIN RETAILERS



Jackson Hewitt  
TAX SERVICE

DOLLAR TREE

GROCERY  
OUTLET *bargain market*



# FAIRVIEW COMMONS

110 Old York Rd | New Cumberland, PA 17070

## PROJECT OVERVIEW

Fairview Commons is an exceptionally well-located 52,964 square-foot Grocery Outlet anchored shopping center in the New Cumberland market. The project is situated along Old York Road (12,000 CPD) with 4 convenient points of access along the main roadway. Along with being anchored by Grocery Outlet, other co-tenants include national names such as, Dollar Tree, Dairy Queen, and Jackson Hewitt, just to name a few. With its traffic generating lineup of destination and convenience style retailers, this project is one of the primary shopping destinations in the market.

### ANCHOR TENANTS

**Grocery Outlet** - 16,650 SF

**Dollar Tree** - 10,789 SF

### AVAILABLE SPACE

± 1,150 - 5,750 SF

**GROCERY  
OUTLET**  
bargain market



**DOLLAR TREE**



**Jackson Hewitt**  
TAX SERVICE





## PROPERTY LOCATION

Fairview Commons is strategically positioned with significant frontage along Old York Road which houses the two dominant retail shopping centers in the market. The center benefits from the high-volume traffic flow of the surrounding shopping centers and their anchor tenants. With its location, this project allows consumers easy access to Interstate 83 (77,000 CPD), as well as the Pennsylvania Turnpike (I-76) which also sees over 31,000 CPD.



## TRADE AREA

Adding to the stability of the project, Fairview Commons shows a 20-minute drive time demographic of 463,717 people with household incomes of more than \$81,698 and daytime employment demographics equally as strong with 334,465. The demographics within a 10-mile radius include 378,107 people in 159,308 homes, a labor force of 252,585 with an average household income of \$80,410. The area's growth since 2000 has increased over 14.2% with over 22,771 new homes.

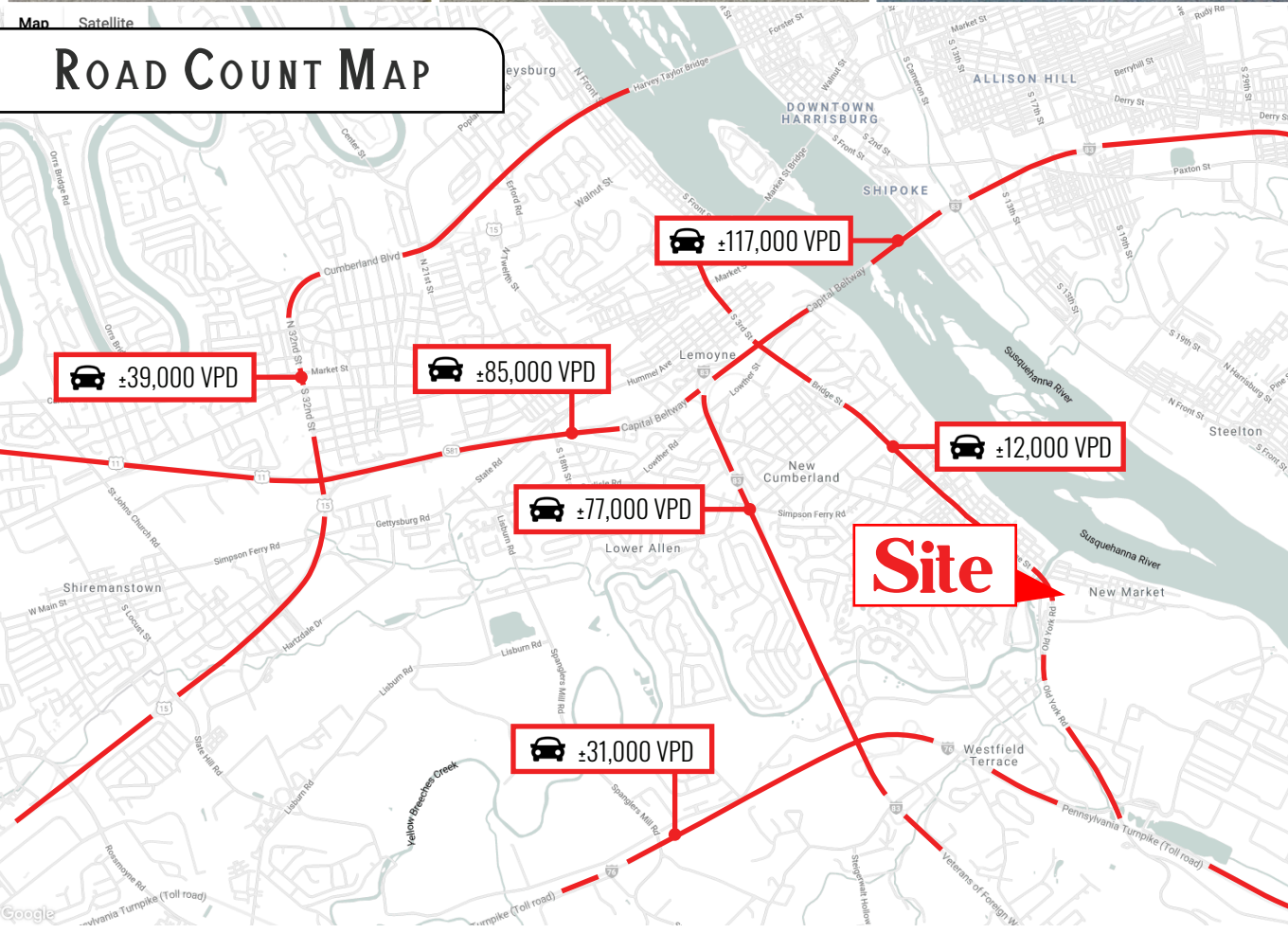
DEMOGRAPHICS	1 MILES	5 MILES	10 MILES
POPULATION	5,219	160,609	401,618
TOTAL HOUSEHOLDS	2,439	66,400	164,075
AVG HHI	\$75,512	\$75,492	\$89,634
TOTAL EMPLOYEES	2,657	133,221	236,387

TRAFFIC COUNT: Old York Road - ±12,000 VPD

## FAIRVIEW COMMONS

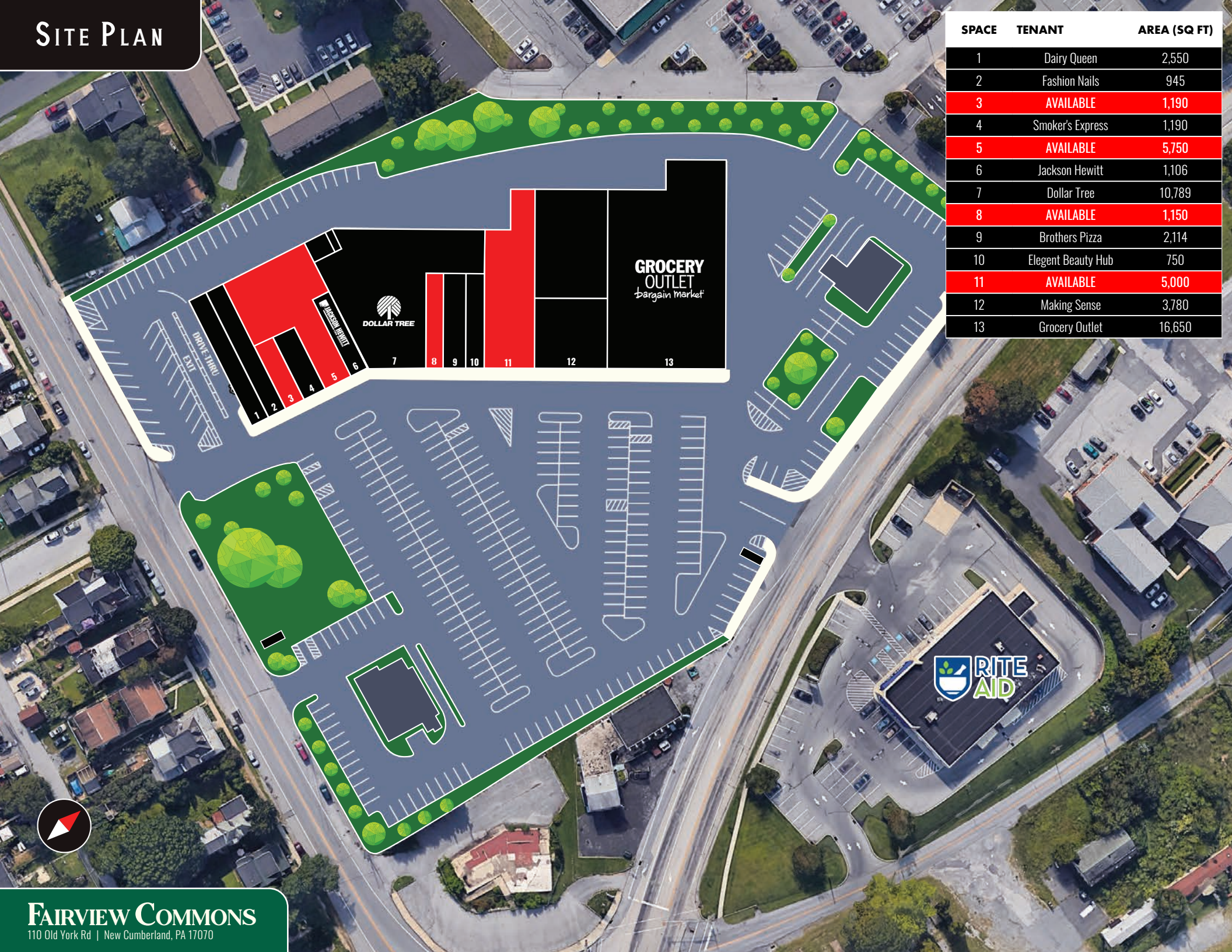
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## ROAD COUNT MAP





# SITE PLAN



SPACE	TENANT	AREA (SQ FT)
1	Dairy Queen	2,550
2	Fashion Nails	945
3	AVAILABLE	1,190
4	Smoker's Express	1,190
5	AVAILABLE	5,750
6	Jackson Hewitt	1,106
7	Dollar Tree	10,789
8	AVAILABLE	1,150
9	Brothers Pizza	2,114
10	Elegant Beauty Hub	750
11	AVAILABLE	5,000
12	Making Sense	3,780
13	Grocery Outlet	16,650



# RETAIL MARKET AERIAL



PennState Health



Camp Hill SC

**GIANT**  
Panera Bread  
**SALLY** BEAUTY SUPPLY  
LA FITNESS  
BARNES & NOBLE  
**five BELOW**



West Shore Plaza

**JOANN**  
KARNS FOODS  
PET SUPPLIES PLUS  
ISAAC'S  
DOLLAR TREE  
goodwill



weis

Shoppes at Cedar Cliff

Starbucks  
sweetFrog  
DOLLAR GENERAL  
SUBWAY



Walmart

Cedar Cliff High School

TRADER JOE'S

Capitol City Plaza

DOLLAR TREE  
DICKY'S BARBECUE PIT

FAIRVIEW COMMONS

GROCERY OUTLET  
bargain market  
Jackson Hewitt TAX SERVICE  
DOLLAR TREE  
DQ

GIANT

Harrisburg West SC

ALDI  
AMC THEATRES  
BIG LOTS

Capital City Mall

JCPenney  
macy's  
DICK'S SPORTING GOODS  
DAVE & BUSTER'S  
H&M  
MAVIS  
DSW  
BLAZE PIZZA  
fye





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.

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## RETAIL BROKERAGE. **REDEFINED.**

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