

SHOPPES AT THE PIKES

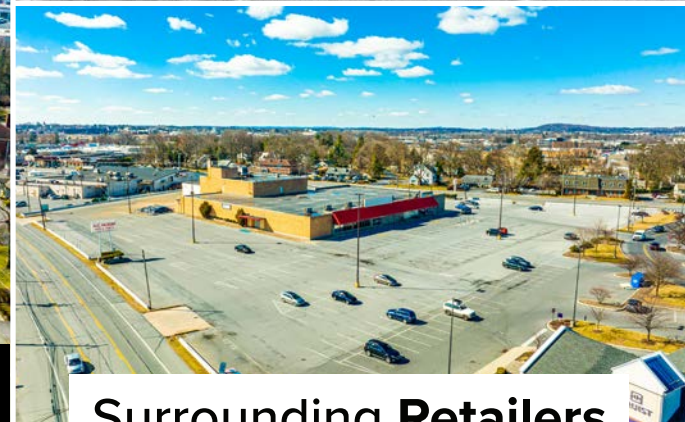
Lancaster, PA 17601

AVAILABLE FOR **LEASE**



Property Overview

Shoppes at the Pikes is a 70,135 square-foot retail shopping center centrally located in Manheim Township in Lancaster, Pennsylvania. The center is situated at a signalized intersection along Oregon Pike (Route 222) and a full-access entry way from Lititz Pike. The center is surrounded by some of the market's destination shopping centers like The Shoppes at Belmont, Lancaster Shopping Center, Golden Triangle and Hawthorne Centre. With its traffic generating tenant lineup of Whole Foods, Target, Walmart, and Dick's Sporting Goods, just to name a few, this center is a great opportunity for a retail, medical or office use to join this cluster of National Retailers.



Surrounding Retailers



Dave Nicholson | 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: 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

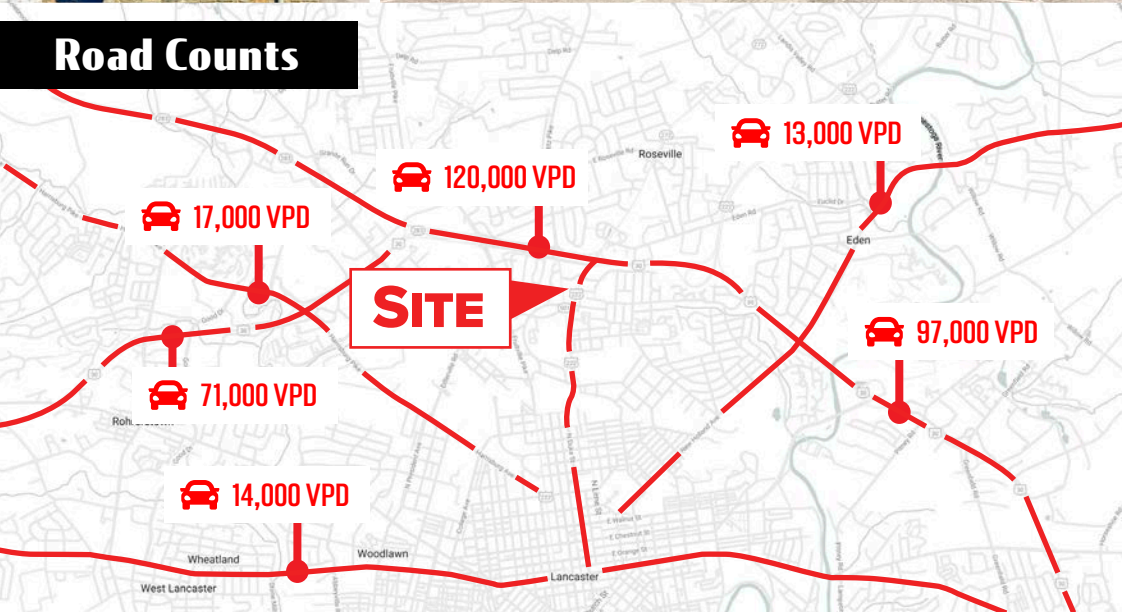
ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

Location

Shoppes at the Pikes is strategically positioned with significant frontage in the market's primary retail corridor along Lititz Pike. The center benefits from the high-volume traffic flow of Lititz Pike and Oregon Pike. It is also a stone throw from Fruitville Pike and Route 30. These are the area's heaviest traveled roadways. Lititz Pike acts a focal point for retail, with a trade area that extends more than 5 miles, attracting a vast customer base. With high concentration of traffic driven by the area's National Retailers, the center pulls from not just the immediate trade area but the surrounding market points as well.



Road Counts



Trade Area

Adding to the stability of the center, it shows a 20-minute drive time demographic of over 336,517 people with household incomes of more than \$90,961 and daytime employment demographics equally as strong with 260,996. The demographics within a 10-mile radius include 331,881 people in 127,714 homes, a labor force of 272,748 with an average household income of \$92,237.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	107,957	181,390	256,046
TOTAL EMPLOYEES	64,308	97,965	129,074
AVERAGE HHI	\$81,398	\$91,625	\$92,887
TOTAL HOUSEHOLDS	42,072	70,735	99,056

TRAFFIC COUNTS:

Oregon Pike (Rt 222) - ±20,000 VPD | Lititz Pike - ±21,000 VPD
Rt 30 - ±120,000 VPD

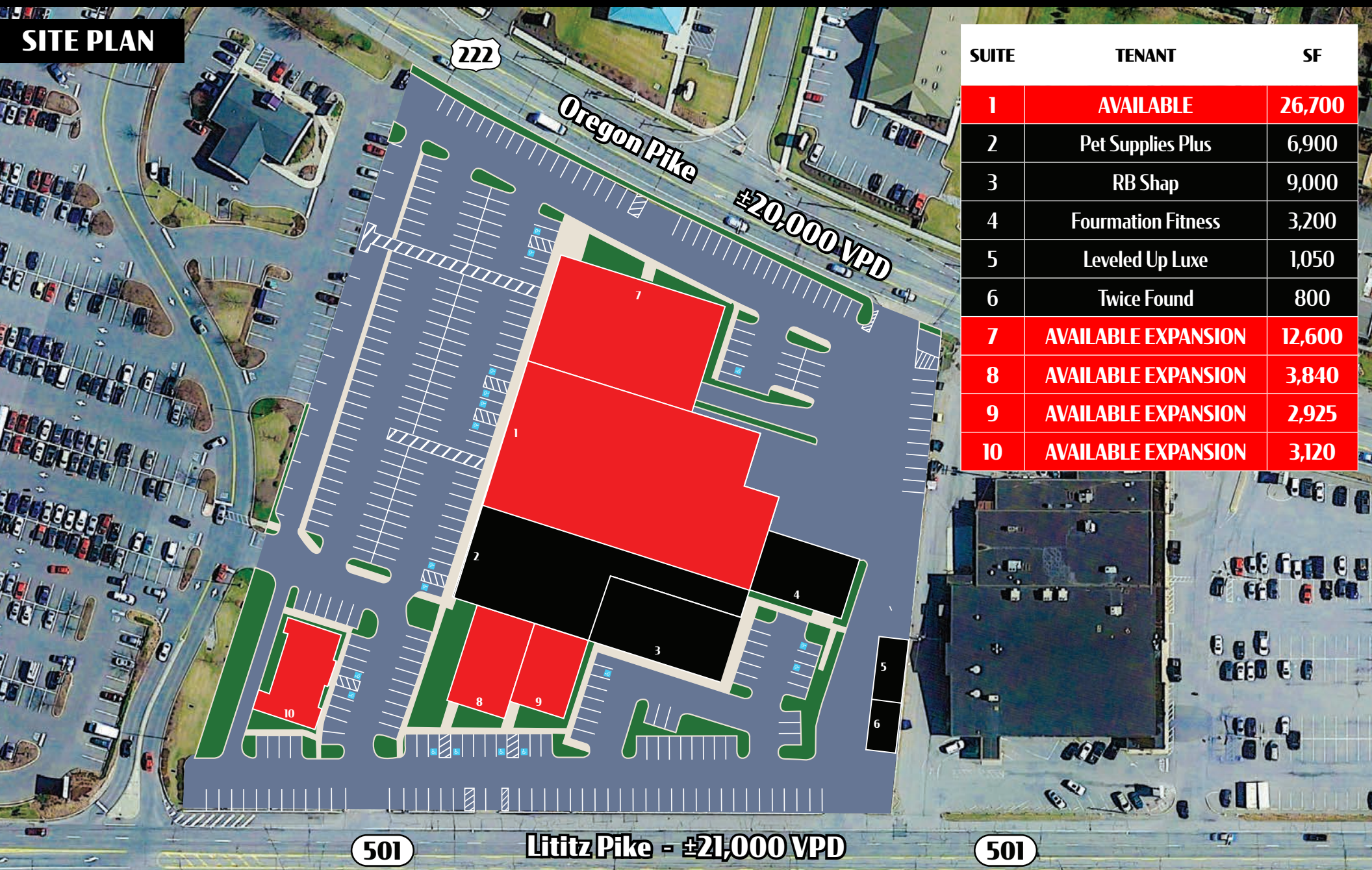


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SITE PLAN



SUITE	TENANT	SF
1	AVAILABLE	26,700
2	Pet Supplies Plus	6,900
3	RB Shap	9,000
4	Fourmation Fitness	3,200
5	Leveled Up Luxe	1,050
6	Twice Found	800
7	AVAILABLE EXPANSION	12,600
8	AVAILABLE EXPANSION	3,840
9	AVAILABLE EXPANSION	2,925
10	AVAILABLE EXPANSION	3,120

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MARKET AERIAL



Granite Run Square
PLATO'S CLOSET
KFC
Palm Beach Tan
Ritas

Chelsea Square
weis
TALBOTS
CHICO'S
JPS A BANK
The New Tradition Since 1905

Overlook Town Center
CHIPOTLE
noodles & COMPANY
BUFFALO WILD WINGS
SportClips
AT&T
DUCK DONUTS

Hawthorne Centre
Walmart
MISSION BBQ
HOBBY LOBBY
five BELOW
Panera BREAD

Fruitville Crossings
Starbucks
AspenDental
FIVE GUYS
practice made perfect
BURGERS and FRIES

Lancaster Shopping Center
GIANT
PRIMANTI BROS.
sweetFrog
Orangetheory FITNESS

SHOPPES AT THE PIKES
PET SUPPLIES PLUS
GREAT PRICES. NO BEGGING.

Golden Triangle SC
Marshalls
DOLLAR TREE
Staples
LAIFITNESS

Red Rose Commons
weis
PETSMART
BEST BUY
HomeGoods
PEPBOYS
Party City
BARNES & NOBLE
Burlington

Shoppes at Belmont
Target
WHOLE FOODS MARKET
EVERY SEASON STARTS AT
DICK'S SPORTING GOODS
ULTA
NORDSTROM
rack
P.F. CHANGS
Chick-fil-A
CORELIFE EATERY
FINE WINE & GOOD SPIRITS

The Crossings at Conestoga Creek
Wegmans
CINEMAS
ETHAN ALLEN
pure barre
FIRST WATCH
THE DAYTIME CAFE
MILLER'S ALE HOUSE
Starbucks

Parkview Plaza
TJ-maxx
JOANN
CRUNCH

Park City Mall
Boscov's
JCPenney
KOHL'S
BOWLING & AMUSEMENT
ROUND1
BONEFISH GRILL
UFC GYM
H&M
LONGHORN STEAKHOUSE EXPRESS
LUSH
MICHAEL KORS

Penn Medicine Lancaster General Health
theVitamin Shoppe
JARED The Galleria Of Jewelry
LABOY