

1,288 SF

2051 Lincoln Hwy East

Lancaster, PA 17602

Available For Lease



Property Overview

2051 Lincoln Highway East in East Lancaster is ideally positioned along Route 30 (41,000 VPD), which is the main thoroughfare for Lancaster, Pa., and its tourism district. The project features frontage to Route 30 and excellent visibility along the highway. 2051 Lincoln Highway East is located less than 1 mile from area draws including the Tanger 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 its excellent visibility along Lincoln Highway East (Rt 30) and proximity to retailers such as Walmart Supercenter, Gabe's, Ollie's Bargain Outlet, Harbor Freight Tools, Taco Bell, Five Guys and more! The location of this project and the vast numbers of tourists that the market draws every year, will bring increased traffic and growth to the property year after year.

Nearby Retailers



Blake Shaffer | Cale Bruso | Brad Rohrbaugh | Chad Stine
For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



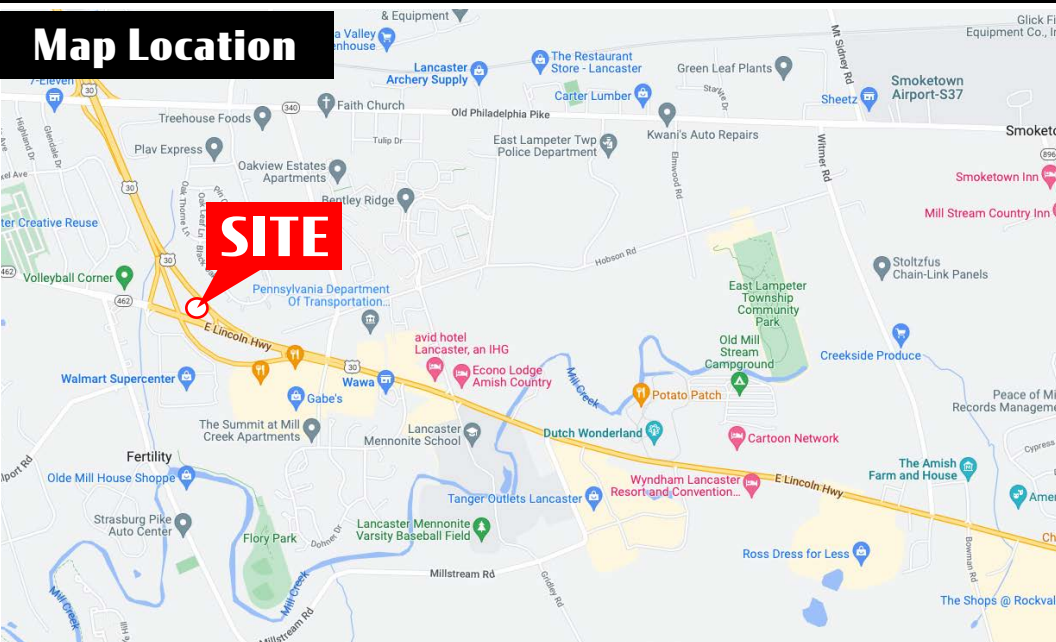
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Map Location



Location

Lincoln Highway East sees over 41,000 VPD and provides easy access to other major roadways in the market, including: Route 30 (84,000 VPD), Route 283 (46,000 VPD) and Route 222 (53,000 VPD). Located in East Lampeter Township, the project is surrounded by a great mix of family entertainment venues, dense retail and residential, making it the ideal location for any use.



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	8,172	40,470	139,237
TOTAL EMPLOYEES	3,177	22,752	77,337
AVERAGE HH	\$76,973	\$84,635	\$85,370
TOTAL HOUSEHOLDS	3,284	14,785	53,966

TRAFFIC COUNTS: **E Lincoln Hwy** - 41,000 VPD



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Trade Area

Approximately 11,000,000 tourists come to the Lancaster area each year, generating a direct economic impact of \$1.92 billion. The trade area is ranked 5th among the 49 DMAs in Pennsylvania. The immediate trade area has also seen a growth in population of 4.9% in the last 10 years which is above the national average. The closest regional retail corridors to this location include Route 30 and Fruitville Pike. Route 30 is highlighted by The Park City Mall which is a regional enclosed mall anchored by Boscov's, JCPenney, & Kohl's; other co-tenants include Apple, Michael Kors, Express, H&M and more. Fruitville Pike is highlighted by the Shoppes at Belmont which is a high-end, new construction shopping center anchored by Target and Whole Foods, co-tenants include Nordstrom Rack, PF Chang's, Starbucks, ULTA & Dick's Sporting Goods.



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PROPERTY OUTLINE



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INTERIOR PHOTOS



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MARKET AERIAL



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ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

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About Bennett Williams

Bennett Williams
COMMERCIAL REAL ESTATE

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.

At Bennett Williams, your investments are always in good hands. Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the investment sales segment of the industry.



Bennett Williams is a member of the Capital Markets Real Estate Network, a nationwide network of professionals dedicated to, and specializing in the capital markets segment of commercial real estate. CMRE is comprised of the most highly-qualified, best-experienced independent Capital Market real estate professionals.

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