

AVAILABLE FOR LEASE

# Meadows MARKETPLACE

Bennett WILLIAMS  
COMMERCIAL REAL ESTATE

233-277 Hershey Road | Hummelstown, PA 17036



holiday hair



HERSHEY ROAD ≈ 14,000 VPD

JOIN RETAILERS



# Meadows

MARKETPLACE

## PROJECT OVERVIEW

Meadows Marketplace is a 91,518 square foot anchored grocery center in Hummelstown, PA. The shopping center is located along Hershey Road in Dauphin County. The center has fully signalized access from Hayshed Road. The current tenant lineup includes Giant Grocery, Hershey Dental Associates, Dunkin Donuts, and Holiday Hair, just to name a few.

### MAJOR RETAILERS

**Giant** - 65,507 SF

**Dunkin** - 3,241 SF

### AVAILABLE SPACE

± 1,344 SF

# GIANT DUNKIN' holiday hair

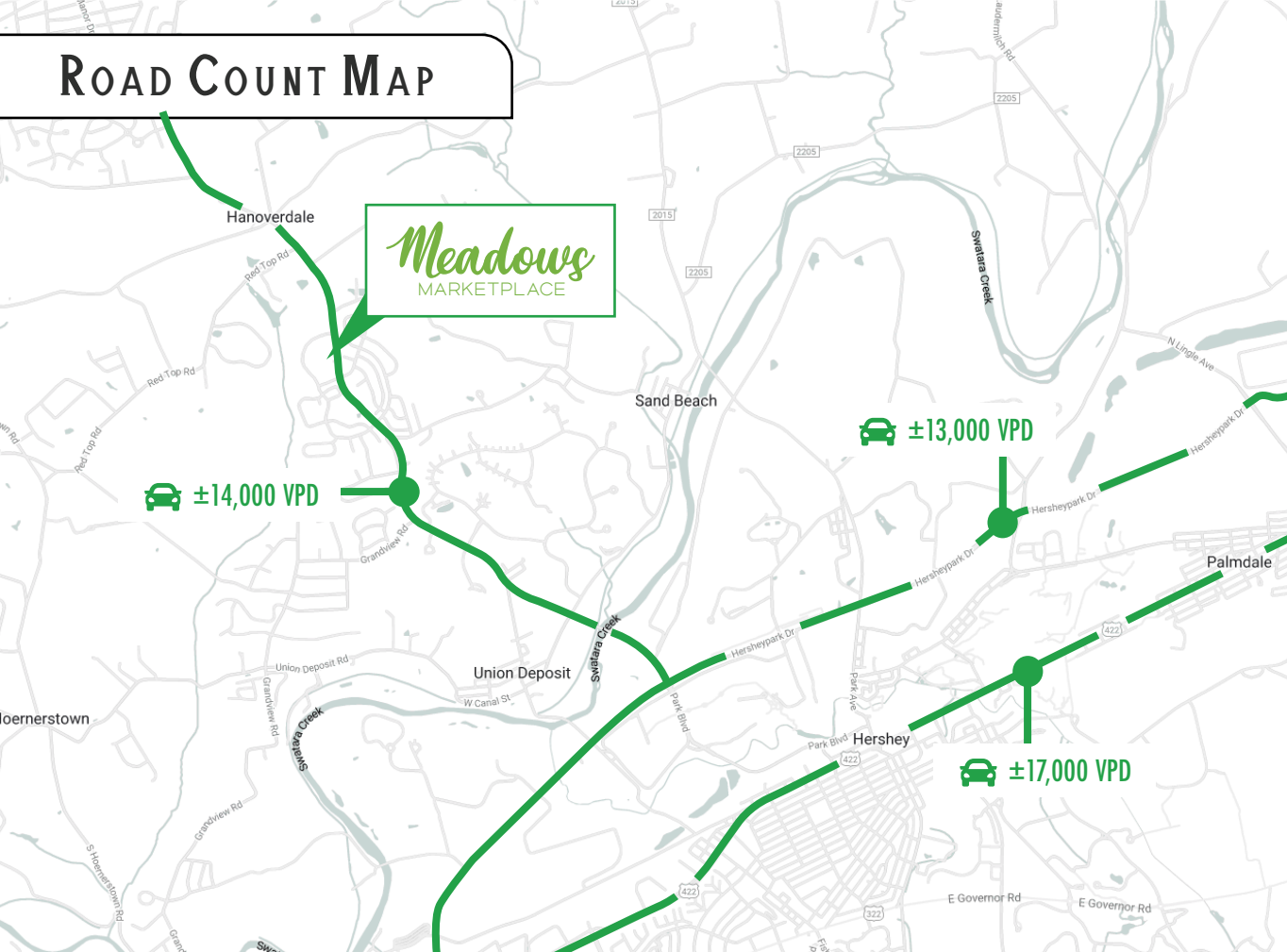


# PROPERTY LOCATION

Meadows Marketplace is ideally positioned on Hershey Road, just minutes from Downtown Hershey and Hershey Park. Other attractions in the area include Chocolate World, the Tangler Outlets, The Giant Center, and Troeg's Independent Brewing Company. Major retailers in the area include Weis Market, TJ Maxx, Planet Fitness, Starbucks, Panera Bread, and many more.



# ROAD COUNT MAP



# TRADE AREA

Adding to the stability of the market are the 10-mile radius and 20-minute drive time demographics. Within a 20-minute drivetime, you will find 175,109 people in 71,554 households with an average annual income of \$95,456. The 10-mile radius demographics are even stronger, showing 262,799 people in 105,285 households with an average annual income of \$86,752. The area daily traffic is also attributed to the +/- 9,000 businesses and +/- 134,000 employees in the general area.

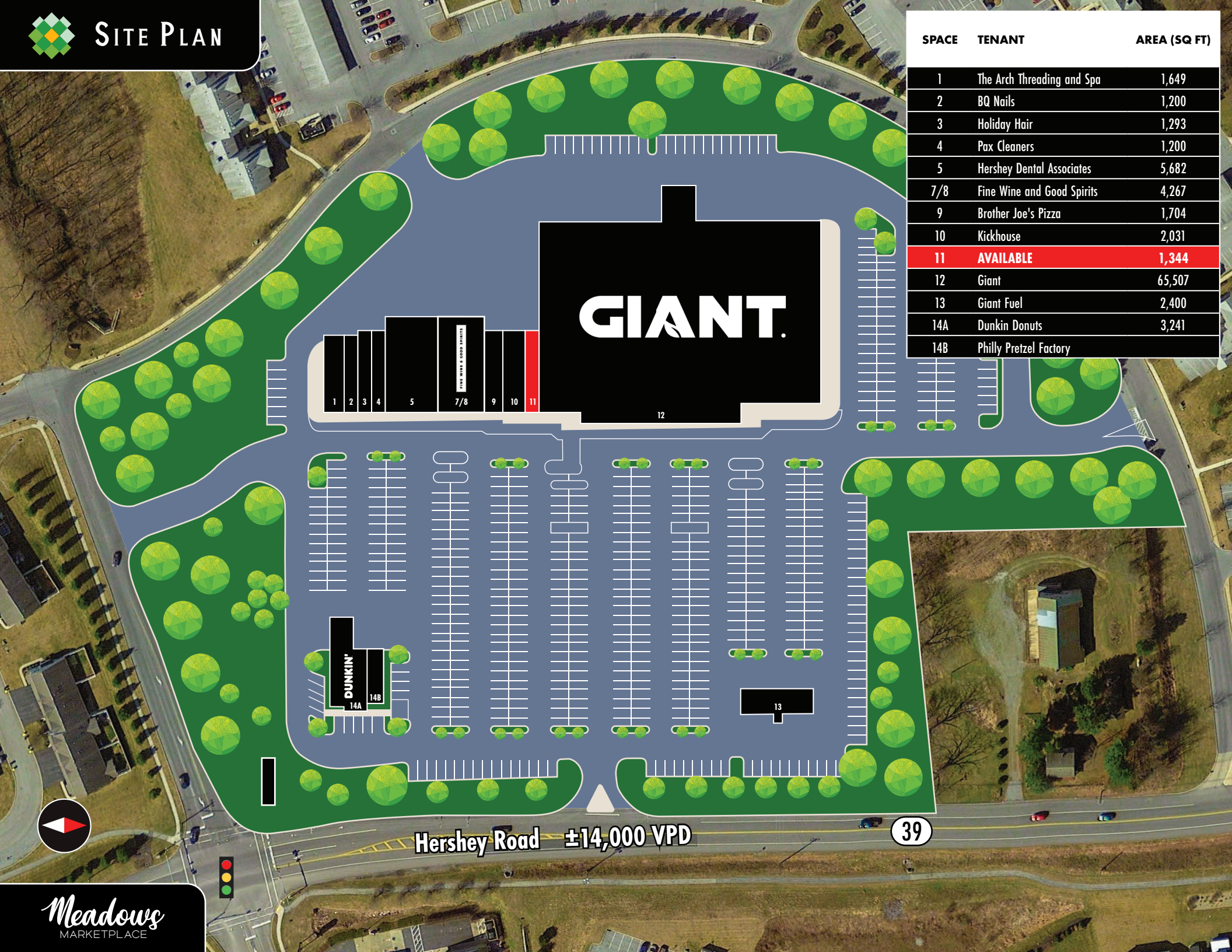
DEMOGRAPHICS	1 MILES	5 MILES	10 MILES
POPULATION	2,981	72,716	262,799
TOTAL EMPLOYEES	321	33,598	133,656
TOTAL HOUSEHOLDS	1,165	29,209	105,285
AVG HHI	\$128,535	\$109,102	\$86,752





# SITE PLAN

SPACE	TENANT	AREA (SQ FT)
1	The Arch Threading and Spa	1,649
2	BQ Nails	1,200
3	Holiday Hair	1,293
4	Pax Cleaners	1,200
5	Hershey Dental Associates	5,682
7/8	Fine Wine and Good Spirits	4,267
9	Brother Joe's Pizza	1,704
10	Kickhouse	2,031
<b>11</b>	<b>AVAILABLE</b>	<b>1,344</b>
12	Giant	65,507
13	Giant Fuel	2,400
14A	Dunkin Donuts	3,241
14B	Philly Pretzel Factory	



Hershey Road ±14,000 VPD

39





# RETAIL MARKET AERIAL

Meadows MARKETPLACE

**GIANT**

**DUNKIN'**

PHILLY PRETZEL FACTORY

HERSHEY DENTAL ASSOCIATES, L.L.C. holiday hair



TangerOutlets

GAP OLD NAVY STARBUCKS

UNDER ARMOUR RALPH LAUREN

COACH chico's Talbots



Hershey Square shopping center

weis TJ-maxx STARBUCKS

BIG FIVE BELLOWS FIVE GUYS

planet fitness Applebees FINE WINE & GOOD SPIRITS

Visionworks at&t

MATTRESSFIRM Panera

Hershey Towne Square

PRIMANTI BROS. JASON MATHIS STARBUCKS

tropical CAFE IRON HILL NIGHT MARKET

Great Clips UNITED STATES POST OFFICE FIRST WATCH



Park Village Plaza

SHEETZ

Advance Auto Parts

GOLD'S GYM

SUPERCUTS

McDonald's

KFC

Wendy's



PennState Health Milton S. Hershey Medical Center

PennState Health East Health Campus

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.

## AGENTS:

### BLAKE SHAFFER

bshaffer@bennettwilliams.com

### ASHLEE LEHMAN

alehman@bennettwilliams.com

### BRAD ROHRBAUGH

brohrbaugh@bennettwilliams.com

### CHAD STINE

cstine@bennettwilliams.com

Phone: 717.843.5555

[www.bennettwilliams.com](http://www.bennettwilliams.com)

## OUR LOCATIONS:

### YORK OFFICE:

3528 Concord Rd.  
York, PA 17402

### LANCASTER OFFICE:

150 Farmington Lane  
Lancaster, PA 17601

### WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310  
Williamsport, PA 17701

### EXTON OFFICE:

1 E. Uwchlan Ave.  
Suite 409, Exton, PA 19341

### NJ OFFICE:


236 E. Route 38, Suite 130  
Moorestown, NJ 08057

### WEST CHESTER OFFICE:

107 E Chestnut St, Suite 107  
West Chester, PA 19380

COMMERCIAL BROKERAGE. **REDEFINED.**

Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, change in price, prior sale, withdrawal without notice, or other conditions.



2,568,780
676,819
809,870
191,000
421,045
129,884
690,184
278,983
88,420
244,353
75,360
866,578
231,888
500,988
45,000
481,231
182,790
278,941
4,587,284