

New Development
Opportunity

BRIDGEPORT

shopping center

±10,000 SF

1602 – 1624 Lincoln Highway East | Lancaster, PA 17602



Property Overview

Bridgeport Shopping Center is a 29,612 square-foot retail shopping center centrally located in Lancaster, Pennsylvania, situated along East Lincoln Highway (24,000 VPD) with signalized access. The center features a strong mix of national and regional tenants including; Sherwin Williams, Turkey Hill, Subway, H&R Block, CVS and Fine Wine & Good Spirits, just to name a few. With its traffic generating a lineup of destination style tenants, Bridgeport Shopping Center is the primary shopping destination for the retail corridor.



Brad Rohrbaugh | Chad Stine | Dave Nicholson

For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com

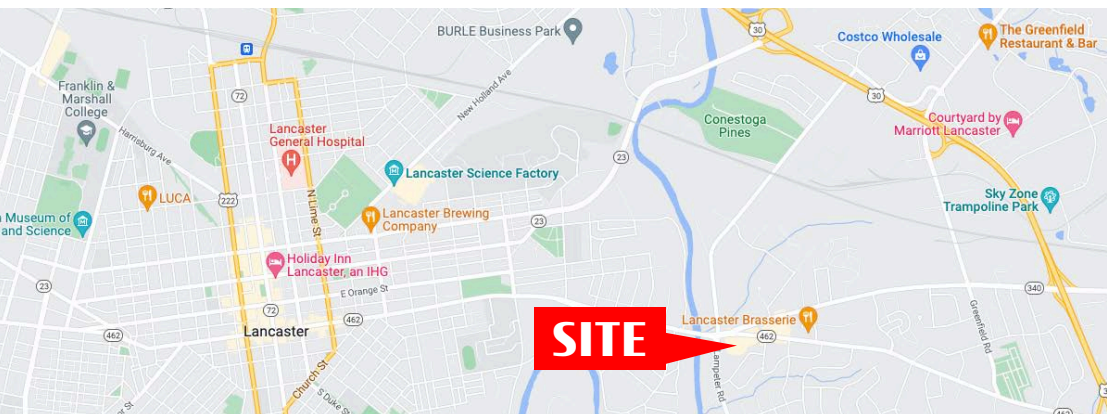


COMMERCIAL BROKERAGE. *Redefined.*

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Location

Bridgeport Shopping Center is strategically positioned with significant frontage in the market's primary retail corridor along East Lincoln Highway with signalized access. The center benefits from the high-volume traffic flow of East Lincoln Highway, which is the area's heaviest traveled roadway. East Lincoln Highway acts as a focal point for retail, with a trade area that extends more than 10 miles, attracting a vast customer base. With the high concentration of traffic driven by the surrounding retail, the center pulls from not just the immediate trade area but the surrounding market points as well.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	9,964	106,398	177,022
TOTAL EMPLOYEES	5,491	67,948	100,087
AVERAGE HHI	\$111,037	\$78,806	\$89,716
TOTAL HOUSEHOLDS	4,276	42,187	69,597

TRAFFIC COUNTS: E Lincoln Hwy ± 24,000 VPD



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Trade Area

Adding to the stability of the project, Bridgeport Shopping Center shows a 20-minute drive time demographic of over 419,150 people with household incomes of more than \$76,151 and daytime employment demographics equally as strong with 333,788. The demographics within a 10-mile radius include 305,150 people in 120,319 homes, a labor force of 244,105 with an average household income of \$77,987. The area's growth since 2000 has increased over 12.2% with 9,580 new homes.



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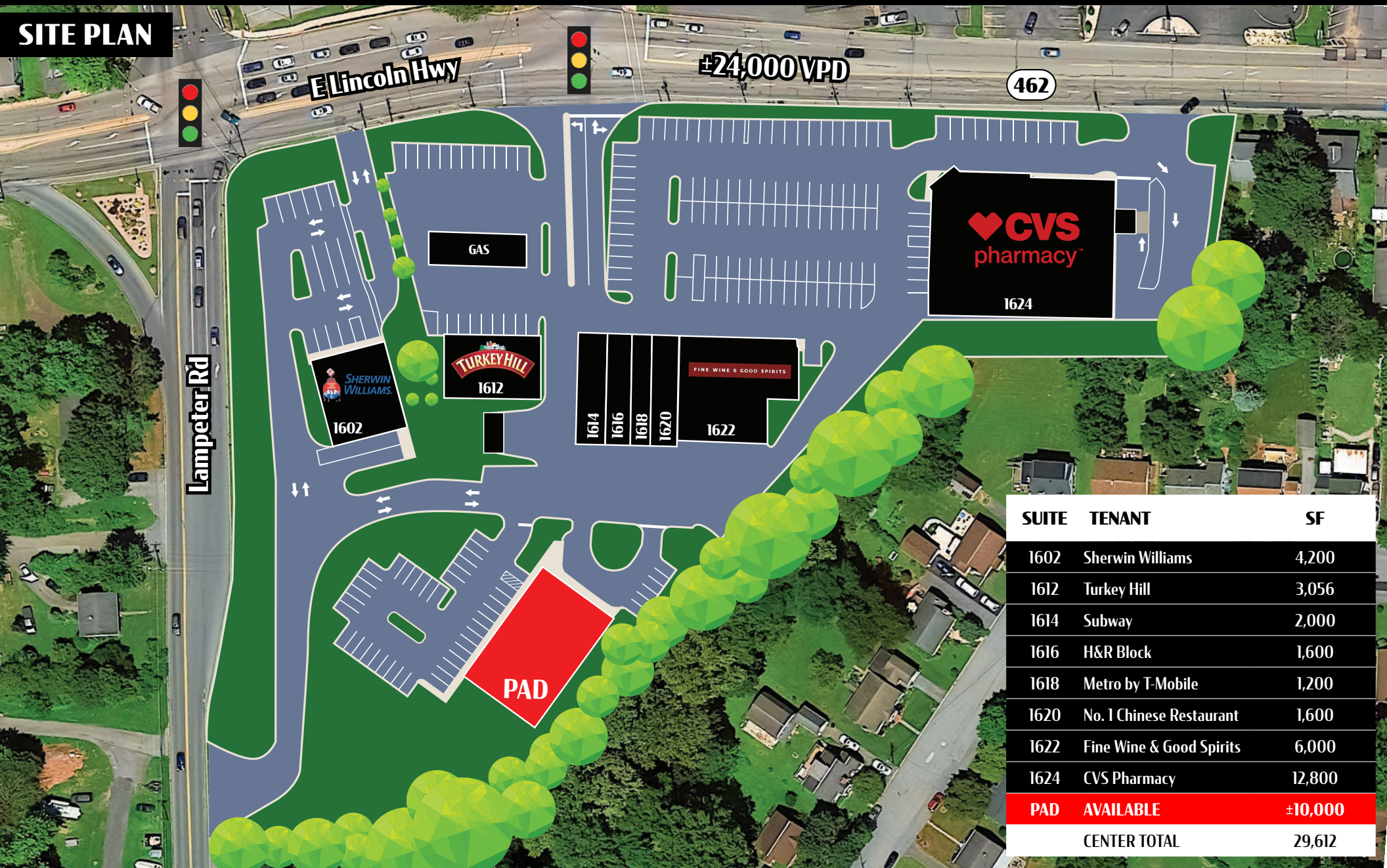
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SITE PLAN



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MARKET AERIAL



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ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK

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About Bennett Williams



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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