

New
Development

CHESWICKE TOWNE CENTRE

2728 Marietta Ave
Lancaster, PA 17601



Cheswicke Towne Centre is a 60-acre mixed-use opportunity that combines residential, retail, office, and hospitality possibilities. The property is currently in the CBC zoning district. The site is conveniently located on U.S. Route 30 (70,000 VPD) with excellent visibility from U.S. Route 30 with approximately 4,600 feet of frontage, just off Centerville Road exit, Route 23 (Marietta Avenue), and Running Pump Road. The project is adjacent to the new Lime Spring Square project which has 110,000 square feet of retail as well as over 1,100,000 square feet of office, medical, industrial and residential space. The project also benefits from dense demographic numbers which include 66,645 households within a 5-mile radius, as well as an average household income of \$84,711. The prime location of this project and its supporting demographics will bring traffic and growth to Cheswicke Towne Centre.



LOCATION

CHESWICKE TOWNE CENTRE

Cheswicke Towne Centre is ideally situated on highly traveled U.S Route 30, Route 23 (Marietta Avenue) and Running Pump Road, providing convenient access for employees, visitors or residents to the subject property. Also, approximately five (5) miles west of downtown Lancaster City. The 60 acre tract of Cheswicke Towne Centre, were master planned to accommodate a complementary mix of retail, commercial, hospitality, and residential uses.

City of
Lancaster

SITE



CHESWICKE
TOWNE CENTRE



Abe Khan | Brad Rohrbaugh | Chad Stine
For Sale Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

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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RETAIL MARKET AERIAL

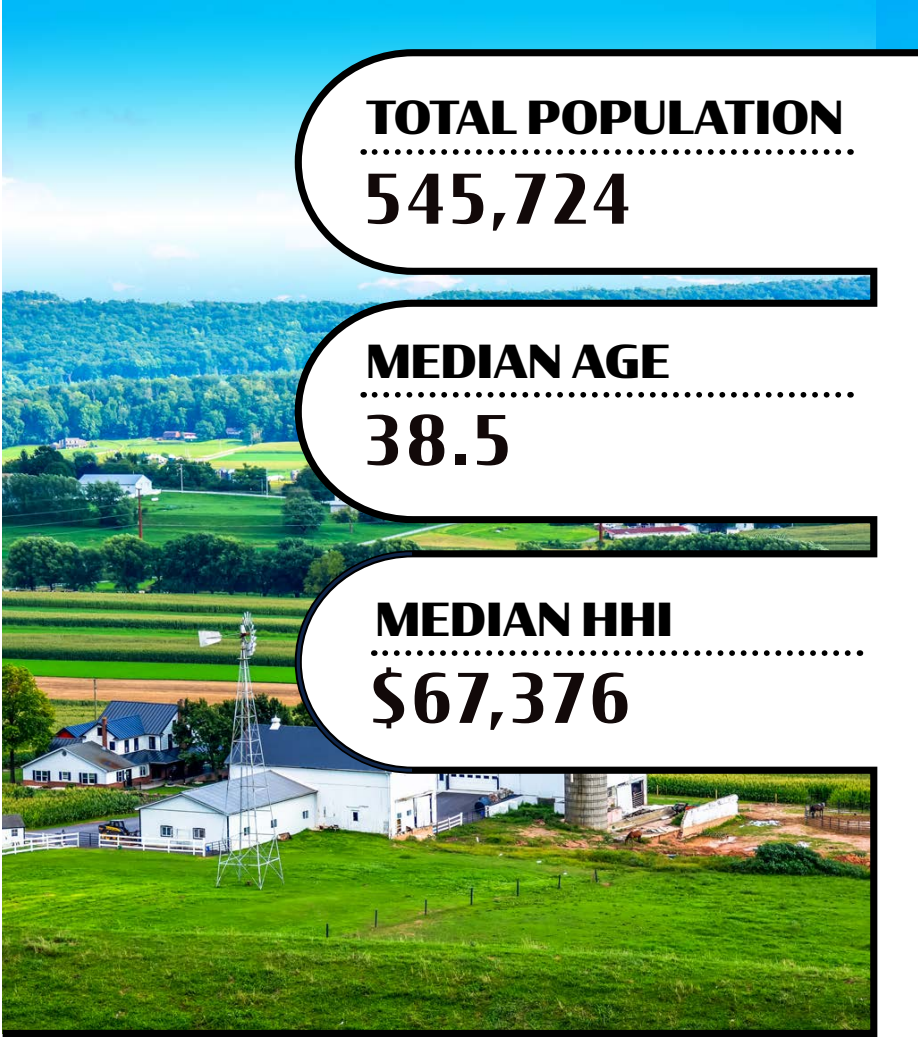
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TOTAL POPULATION
.....
545,724

MEDIAN AGE
.....
38.5

MEDIAN HHI
.....
\$67,376

MARKET OVERVIEW



County of *Lancaster*

Located approximately 80 miles from Baltimore and Philadelphia and 160 miles from New York City, Lancaster County boasts close proximity to major East Coast metropolitan markets. In fact, 50% of the U.S. population lives within 500 miles of Lancaster County. A community of over half-million people, Lancaster County encompasses 60 independent municipalities, including the City of Lancaster, 41 townships and 18 boroughs.

TOURISM - LANCASTER COUNTY IMPACT



11 MILLION+
VISITORS TO LANCASTER COUNTY



25,500+
TOURISM INDUSTRY JOBS



\$2.91 BILLION
SPENT ON TOURISM VISITS

Tourism is one of the leading industries in Lancaster County, providing 25,500 jobs. Driven by its historic museums, architecture and Amish products and agriculture, Lancaster draws visitors from the great northeastern region.

In 2018, over 8.85 million travelers visited Lancaster and spent \$2.91 billion. Hundreds of companies in Lancaster County benefit from travel and tourism through their direct interaction with visitors at places like attractions, restaurants, shops, gas stations and lodging properties. The average family spends almost \$1,060 per visit to Lancaster and the tourism industry accounts for nearly 1 in every 15 jobs. This spending directly translates into sales for Lancaster County businesses and jobs for Lancaster County residents.

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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