

# THE SHOPPES AT THE HARVEST

BUCKNOLL ROAD | MANHEIM, PA | 17545

± 10,400 SF

± 2,800 SF  
WITH DRIVE THRU

± 10,000 SF

± 23,200 SF AVAILABLE  
**FOR LEASE**

**NEARBY RETAILERS**

**DOLLAR GENERAL**

 **DOLLAR TREE**



**SHEETZ**



Francesco Conigliaro | Brad Rohrbaugh | Chad Stine  
For Lease Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)

ACTIVE MEMBER OF:  
**RETAIL BROKERS NETWORK**

COMMERCIAL BROKERAGE. *Redefined.*

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## PROPERTY OVERVIEW

The Shoppes at The Harvest is a mixed-use property along busy Lancaster Road (Rt 72), offering 191 luxury apartments and up to 23,000 SF of retail space. The site benefits from outstanding visibility and support from the nearby community. This property presents a tremendous opportunity to any retailer looking to join the heavily traveled market along Route 72.

## LOCATION

The Shoppes at The Harvest has a tremendous amount of road frontage along the high-trafficked retail corridor of Lancaster Road (Rt 72). Lancaster Road is also home to the leading auto auction in North America, Manheim Auto Auction, which employs over 18,000 people that handle over 8 million used vehicles per year and facilitate transactions representing nearly \$57 billion in value and generate annual revenues of more than \$2.6 Billion.

## TRADE AREA

Adding to the stability of the project, The Shoppes at The Harvest shows a 20-minute drive time demographic of over 428,369 people with household incomes of more than \$75,533 and daytime employment demographics equally as strong with 250,057. The demographics within a 10-mile radius include 308,980 people in 120,345 homes, a labor force of 181,801 with an average household income of \$77,406. The area's growth since 2000 has increased over 15.4% with over 18,634 new homes.



| DEMOGRAPHICS     | 3 MILE    | 5 MILE    | 7 MILE    |
|------------------|-----------|-----------|-----------|
| TOTAL POPULATION | 21,534    | 75,938    | 130,199   |
| TOTAL EMPLOYEES  | 6,787     | 29,516    | 66,347    |
| AVERAGE HHI      | \$122,075 | \$130,962 | \$133,462 |
| TOTAL HOUSEHOLDS | 8,260     | 29,306    | 50,942    |

TRAFFIC COUNTS: LANCASTER RD (RT 72) ± 15,000 VPD



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## MARKET OVERVIEW



| SUITE | TENANT    | SF       | SUITE | TENANT                      | SF       | SUITE | TENANT | SF       |
|-------|-----------|----------|-------|-----------------------------|----------|-------|--------|----------|
| A     | CLUBHOUSE | 2,500    | F     | R5                          | 20 units | K     | R2     | 16 units |
| B     | R-11      | 18 units | G     | AVAILABLE                   | 10,400   | L     | R3     | 16 units |
| C     | R-10      | 20 units | H     | AVAILABLE (WITH DRIVE THRU) | 2,800    | M     | R4     | 12 units |
| D     | R-9       | 20 units | I     | AVAILABLE                   | 10,000   | N     | R5     | 16 units |
| E     | R-7       | 24 units | J     | R-1                         | 16 units | O     | R-6    | 12 units |



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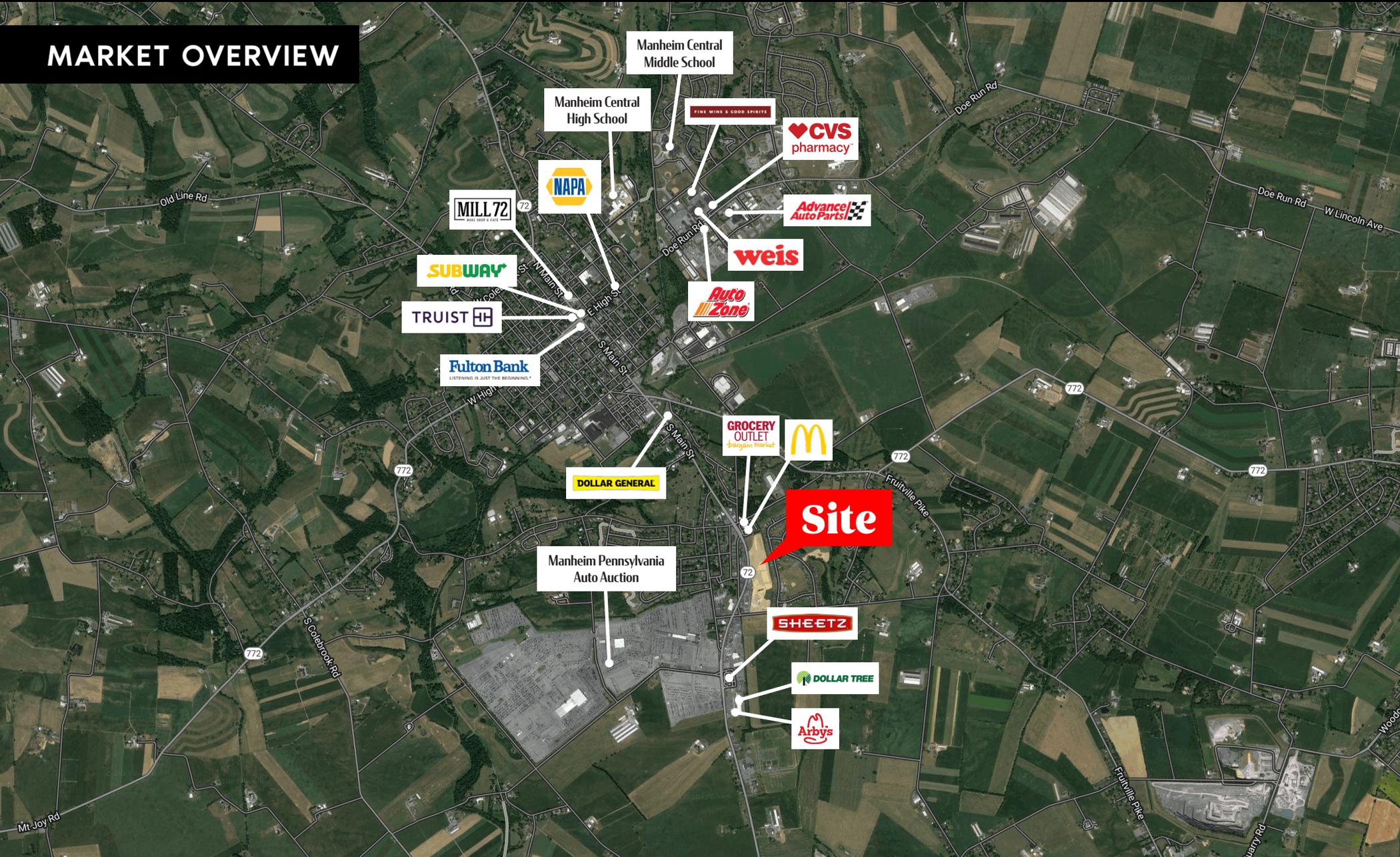
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# Bennett Williams

COMMERCIAL REAL ESTATE

## OUR LOCATIONS:

### YORK OFFICE:

3528 Concord Rd.  
York, PA 17402

### LANCASTER OFFICE:

150 Farmington Lane, Suite 201  
Lancaster, PA 17601

### EXTON OFFICE:

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

### STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205  
State College, PA 16803

### WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1  
West Chester, PA 19380

### NEW JERSEY OFFICE:

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

## LISTING AGENTS:



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## CONTACT US

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REPRESENTATION

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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.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

