

MILL CREEK COMMONS

2209-2217 LINCOLN HWY E
LANCASTER, PA 17602

FOR LEASE
± 550-8,000 SF AVAILABLE



SITE

Dutch Wonderland
A Kingdom for Kids!
239.2K VISITS/YEAR

SONIC
175K VISITS/YEAR



LINCOLN HWY E ±36,000 VPD

CARTOON NETWORK HOTEL

golden corral
Buffet & Grill

WYNDHAM
HOTELS & RESORTS

Fairfield
BY MARRIOTT

COUNTRY
INN & SUITES
BY RADISSON

POPEYES

AT&T & **CHIPOTLE**
MEXICAN GRILL

Arby's & **Jersey Mike's**
SUBS

Tanger Outlets
3.4M VISITS/YEAR

Famous Footwear **UGG**
OLD NAVY **KAY JEWELERS**
NIKE **THE NORTH FACE** **UNDER ARMOUR** **Bath & BodyWorks** **H&M**



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

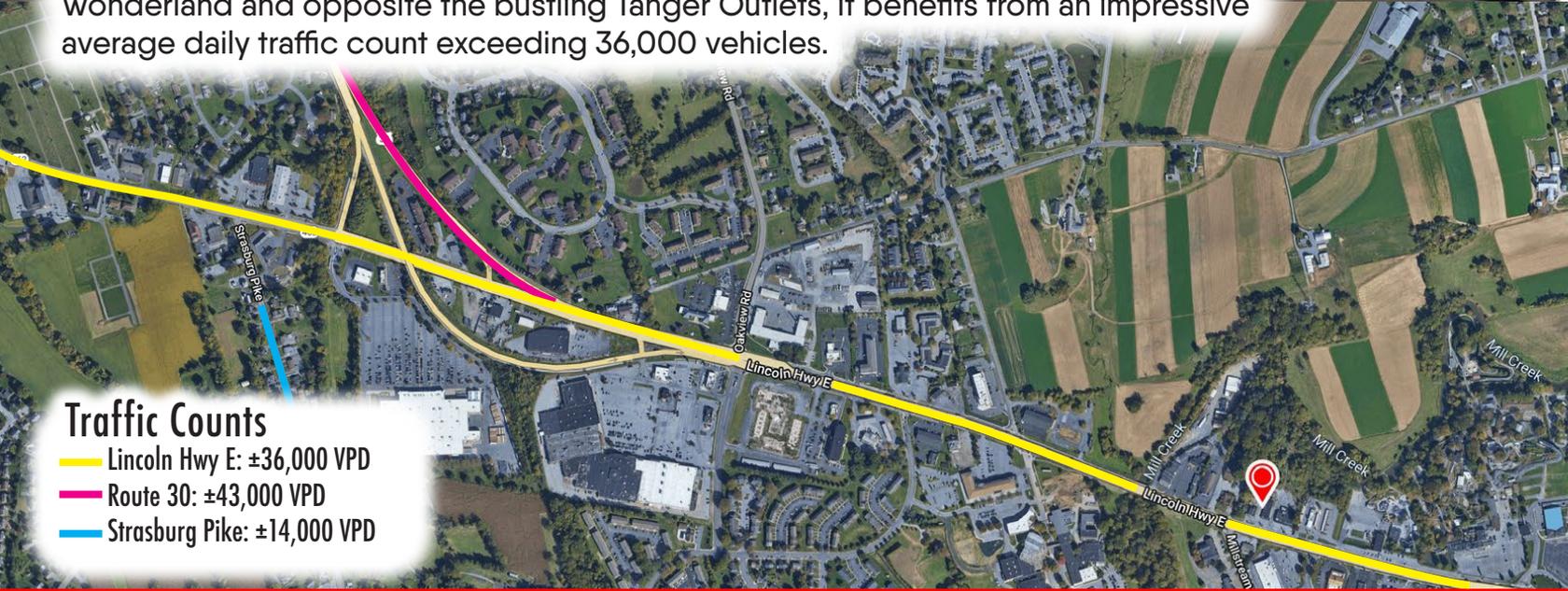
COMMERCIAL BROKERAGE *Redefined.*

± 550-8,000 SF AVAILABLE | FOR LEASE



PROPERTY OVERVIEW

Brand new retail building spanning 8,000 square feet, boasting excellent visibility at the epicenter of Lancaster County's thriving retail and tourism hub. Situated next to Dutch Wonderland and opposite the bustling Tanger Outlets, it benefits from an impressive average daily traffic count exceeding 36,000 vehicles.



Traffic Counts

- Lincoln Hwy E: ±36,000 VPD
- Route 30: ±43,000 VPD
- Strasburg Pike: ±14,000 VPD

	POPULATION 1 MILE- 5,004 3 MILE- 26,170 5 MILE- 113,824
	EMPLOYEES 1 MILE- 3,121 3 MILE- 17,584 5 MILE- 56,905
	AVERAGE HHI 1 MILE- \$85,776 3 MILE- \$111,172 5 MILE- \$106,723
	HOUSEHOLDS 1 MILE- 2,154 3 MILE- 10,136 5 MILE- 43,407



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SITE PLAN

AVAILABLE SPACES		
SPACE	TENANT	SIZE (SF)
1	AVAILABLE	1,600
2	AVAILABLE	1,600
3	AVAILABLE	1,600
4	AVAILABLE	1,600
5	AVAILABLE	1,600
6	AVAILABLE	550
7	GISH'S FURNITURE	24,500



63K VISITS/YEAR



175K VISITS/YEAR

LINCOLN HWY E ±36,000 VPD



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RETAIL MARKET AERIAL



SITE

Covered Bridge Mktg

- PET SMART
- Panera BREAD
- GameStop
- cicis
- cricket wireless
- ILERA HEALTHCARE

Lincoln Square

- adidas
- DXL BIG + TALL
- ATI
- DOLLAR TREE
- Great Clips
- T-Mobile
- WAFFLE HOUSE

East Towne Centre

- Gabe's
- OLLIE'S Bargain OUTLET
- Burlington
- FIVE GUYS BURGERS and FRIES
- DOLLAR TREE
- Red Lobster
- HARBOR FREIGHT TOOLS
- McDonald's

Tanger Outlets

- Nike Factory Store
- OLD NAVY OUTLET
- west elm
- Eddie Bauer
- J. CREW
- THE NORTH FACE
- POTTERY BARN
- MICHAEL KORS
- H&M
- UNDER ARMOUR
- FAMOUS footwear
- RALPH LAUREN
- Columbia Sportswear Company
- vineyard vines
- GAP

Mill Creek Square

- ALDI
- Staples
- petco
- Christmas Tree Shops
- ROSS DRESS FOR LESS
- BED BATH & BEYOND
- FINE WINE & GOOD SPIRITS

PROPOSED 416 UNIT APARTMENT PROJECT

The Shops @ Rockvale

- Crate&Barrel
- carter's
- Disney
- FAMOUS footwear
- RACK ROOM SHOES
- KIRKLAND'S Home Decor, Gifts & More
- ORVIS
- LOFT
- ANN TAYLOR
- Olive Garden
- BURGER KING
- THE CHILDREN'S PLACE
- Cracker Barrel
- Rainbow
- LANE BRYANT
- GYMBOREE
- KFC
- QDOBA
- maurices
- Comfort INN
- BB&T
- LONG JOHN SILVER'S



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:



Blake Shaffer

BShaffer@bennettwilliams.com



Cale Bruso

CBruso@bennettwilliams.com



Brad Rohrbaugh

BRohrbaugh@bennettwilliams.com



Chad Stine

CStine@bennettwilliams.com

CONTACT US

717.843.5555 | www.bennettwilliams.com

LANDLORD
REPRESENTATION

TENANT
REPRESENTATION

INVESTMENT
SALES

PROPERTY
MANAGEMENT



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.

