

# MILL CREEK COMMONS

2209-2217 LINCOLN HWY E  
LANCASTER, PA 17602

**FOR LEASE**  
**± 6,400 SF AVAILABLE**



**SITE**

LINCOLN HWY E ±36,000 VPD

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

**SONIC**  
175K VISITS/YEAR

**CARTOON NETWORK HOTEL**

**golden corral**  
Buffet & Grill

**WYNDHAM**  
HOTELS & RESORTS

**Fairfield**  
BY MARRIOTT

**COUNTRY**  
INN & SUITES  
BY RADISSON

**POPEYES**

**AT&T** **CHIPOTLE**  
MEXICAN GRILL

**Tanger Outlets**  
3.4M VISITS/YEAR

- Famous Footwear
- UGG
- OLD NAVY
- KAY JEWELERS
- GAP
- H&M
- THE NORTH FACE
- UNDER ARMOUR
- Bath & BodyWorks
- Nike

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



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

COMMERCIAL BROKERAGE *Redefined.*

± 6,400 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

	<b>POPULATION</b> 1 MILE- 5,004 3 MILE- 26,170 5 MILE- 113,824
	<b>EMPLOYEES</b> 1 MILE- 3,121 3 MILE- 17,584 5 MILE- 56,905
	<b>AVERAGE HHI</b> 1 MILE- \$85,776 3 MILE- \$111,172 5 MILE- \$106,723
	<b>HOUSEHOLDS</b> 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	TROPICAL SMOOTHIE	1,600
6	7BREW	550
7	GISH'S FURNITURE	24,500



LINCOLN HWY E ±36,000 VPD

63K VISITS/YEAR

175K VISITS/YEAR



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# RETAIL MARKET AERIAL



**SITE**

**Covered Bridge Mkt**

- PET SMART
- Panera BREAD
- GameStop
- cicis
- cricket wireless
- ILERA HEALTHCARE
- Applebee's GRILL & BAR
- Red Roof Inn
- TEXAS ROADHOUSE

**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**

- NikeFactoryStore
- 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 SILVERS

# 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

### 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

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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.

