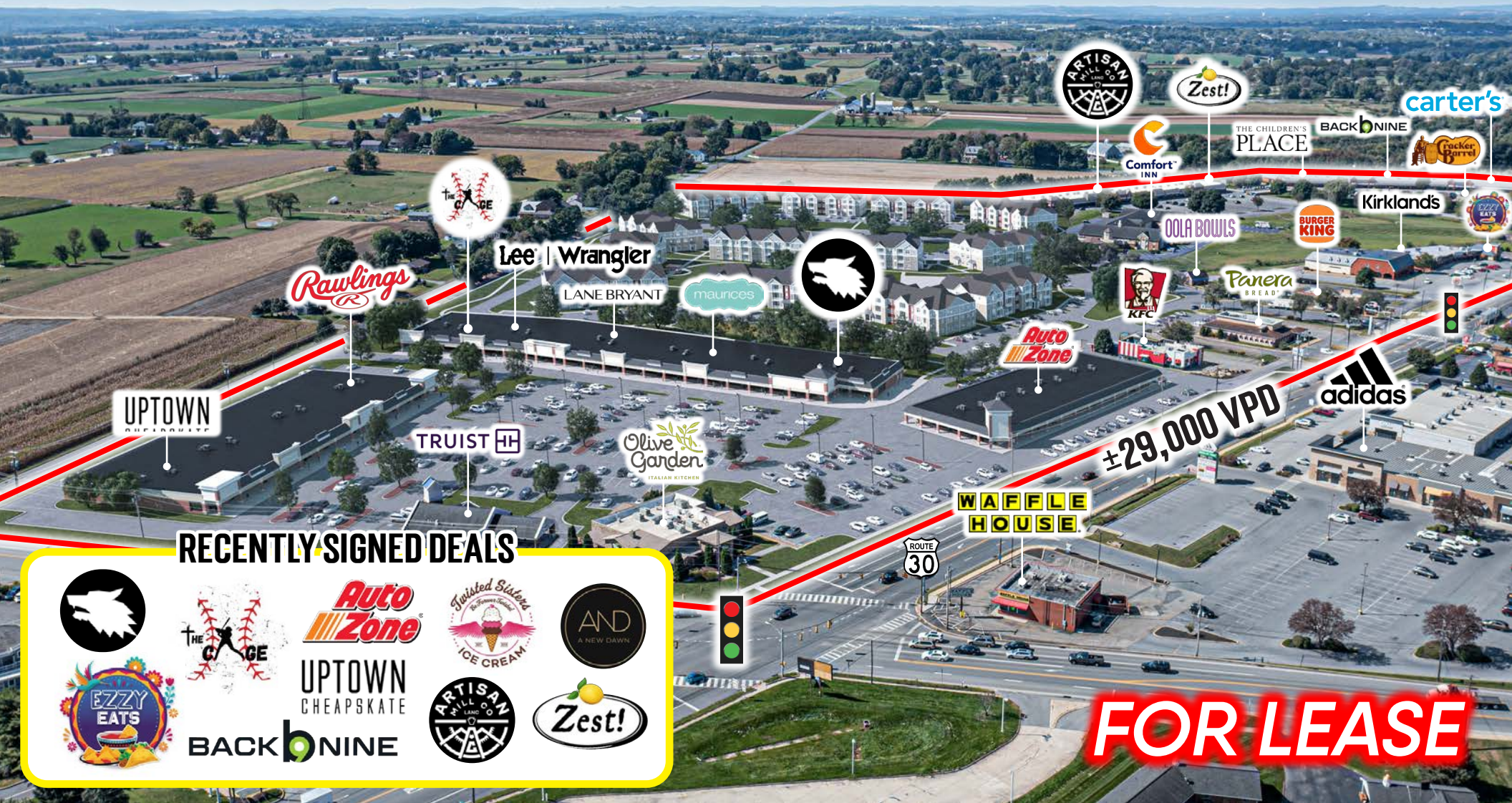


THE SHOPS @ ROCKVALE

LANCASTER, PA



RECENTLY-SIGNED DEALS



FOR LEASE

PROPERTY OVERVIEW

The Shops @ Rockvale is a staple attraction on Route 30 in Lancaster, PA, featuring over 40 stores, restaurants, attractions and services. This center anchors the shopping experience of this corridor and travel artery, capturing the daily travelers that pass by regularly, whether it be for work or tourism that come to Lancaster for its authentic Dutch Country experience. Other nearby places of interest that draw in visitors include Dutch Wonderland Family Amusement Park, Cartoon Network Hotel, and Sight and Sound Theatres. There are also major retailers in the area which include Target, Walmart, Wawa, Kohl's, ALDI, Freddy's and Chick-fil-A, just to name a few. This property benefits from ample parking, great frontage and exposure, and the opportunity for more retailers, restaurants, entertainment and services to join this market that continues to grow.

An estimated 10 million visitors to Lancaster County directly spent \$3.61 billion in 2025

OFFERING SUMMARY

LEASE RATE	Negotiable
BUILDING SIZE	319,675 sf
AVAILABLE SF	±1,341-12,733
LOT SIZE	60.87 acres
ZONING	C3 - Regional Commercial
MARKET	Lancaster



POPULATION

3 MILE- 19,588
5 MILE- 55,226
7 MILE- 163,546



EMPLOYEES

3 MILE- 9,722
5 MILE- 29,880
7 MILE- 71,982



AVERAGE HHI

3 MILE- \$112,437
5 MILE- \$115,846
7 MILE- \$109,039



HOUSEHOLDS

3 MILE- 7,252
5 MILE- 20,928
7 MILE- 62,292

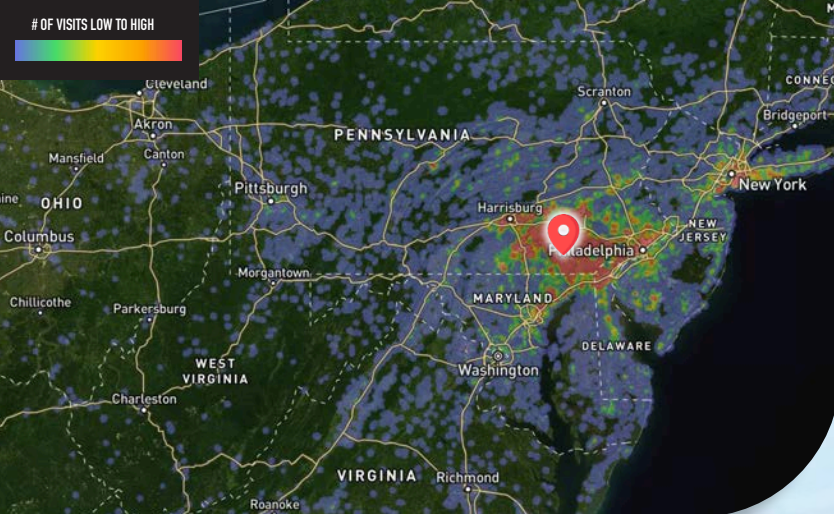
±29,000 VPD



BLAKE SHAFFER | CALE BRUSO | BRAD ROHRBAUGH | CHAD STINE
FOR LEASE INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT WWW.BENNETTWILLIAMS.COM



COMMERCIAL BROKERAGE. *Redefined.*



2.3M

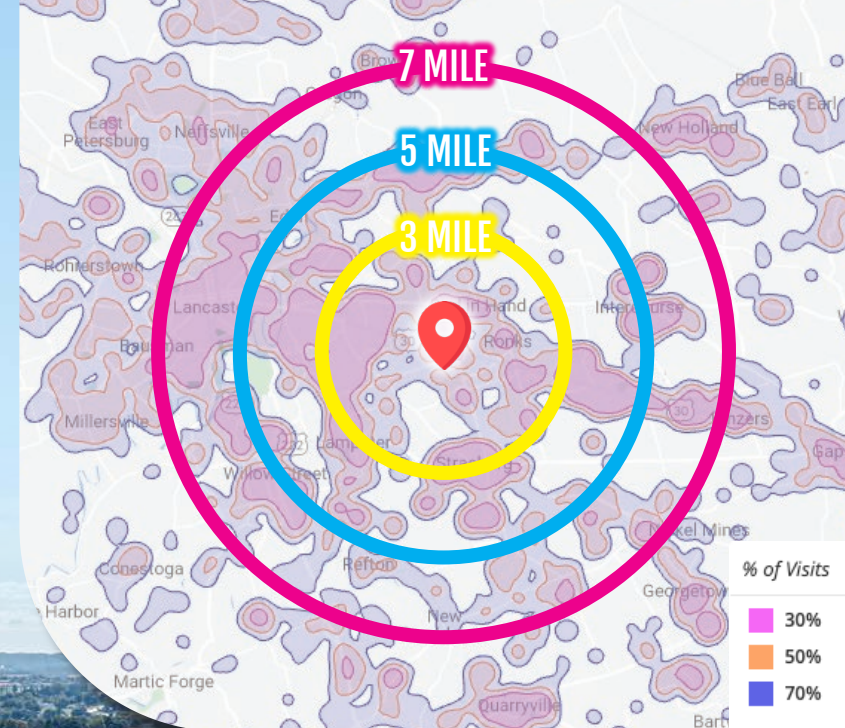
VISITS PER YEAR

50 MIN

AVERAGE DWELLING TIME

8.5% INCREASE

IN VISITS YOY



SOURCE: PLACER.AI

SITE PLAN



480 LUXURY APARTMENTS
COMING SOON

BUILDING A

SUITE	TENANT	SF
1802	MINIATURE REALMS & ADVENTURES	1,528
1808	AVAILABLE	29,850
1815	BUSY BODIES PLAY CAFE	4,200
1817	THE CHILDREN'S PLACE	6,241
1818	BACK 9	3,204
1820	SCENTMASTER PERFUME	3,000
1821	PINSPIRATION	3,502
1822	CRACKER BARREL	10,207
1825	CARTER'S	15,000

BUILDING B

SUITE	TENANT	SF
1704	AVAILABLE (DEMISABLE)	4,370-8,700
1709	ARTISAN MILL CO.	15,143
1713	EAGLES PRO SHOP	4,000
1715	A NEW DAWN	2,700
1716	DISNEY STORE	6,000
1718	PEPPERIDGE FARM	2,367
1719	JANIE & JACK	1,500
1720	AVAILABLE	4,471
1721	AVAILABLE	7,500
1723	ZEST COOKING	2,500

BUILDING C

SUITE	TENANT	SF
12	COMFORT INN	
13	OOLA BOWLS	624
14	BURGER KING	5,000
15	KFC	3,335
16	PANERA BREAD	3,998
502	KIRKLAND'S	9,107
504	OPEN ROAD INTERIORS	2,057
505	TWISTED SISTERS ICE CREAM	1,341
506	EZZY EATS	2,490
601	KINGS AMISH FURNITURE	10,877

- OCCUPIED
- AVAILABLE
- FUTURE DEVELOPMENT
- RECENTLY SIGNED

BUILDING D

SUITE	TENANT	SF
801	SUSHI HEAVEN	7,025
802-806	AUTOZONE	8,511
807	AVAILABLE (DEMISABLE)	2,500-5,000
809	AVAILABLE	6,045
810	TOBACCO KING	2,000

BUILDING E

SUITE	TENANT	SF
902	UPTOWN CHEAPSKATE	8,094
907	READING CHINA & GLASS	24,588
909	AVAILABLE	3,125
911/912	RAWLINGS	6,250
1001	OLIVE GARDEN	7,441
1002	TRUIST	3,000

BUILDING F

SUITE	TENANT	SF
703	THE CAGE	12,733
705	LEE WRANGLER	12,154
710	CHRISTMAS TREE HILL	6,026
713	LANE BRYANT	8,500
716	DIRECT TOOLS	5,761
718	MAURICE'S	4,991
721	WOLF FITNESS	9,553



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**480 LUXURY APARTMENTS
COMING SOON**

CLASS A PROPERTIES

CLUBHOUSE

**FITNESS CENTER, OUTDOOR POOL,
DOG PARK, WALKING TRAILS,
PICKLEBALL COURTS**



MARKET OVERVIEW

East Towne Centre

Gabe's **OLLIE'S OUTLET**
Bargain GOOD STUFF CHEAP

Burlington FIVE GUYS
BURGERS and FRIES

DOLLAR TREE **RED LOBSTER**

HARBOR FREIGHT TOOLS **McDonald's**
Quality Tools at Ridiculously Low Prices

Covered Bridge Mktp

PETSMART **cicis**

GameStop **ILERA HEALTHCARE**
A THERASEND COMPANY

cricket wireless

Lincoln Square

adidas **DXL** **ATI** **DOLLAR TREE**
BIG + TALL PHYSICAL THERAPY

Great Clips **T-Mobile** **WAFFLE HOUSE**
IT'S GONNA BE GREAT

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 **GAP**

Columbia Sportswear Company **vineyard vines**

Mill Creek Square

ALDI **Staples** **petco**

ROSS DRESS FOR LESS **FINE WINE & GOOD SPIRITS**

KOHL'S **five BEL'W**

The Shops @ Rockvale

Kirkland's **carter's**

KFC **Crocker Barrel** **Olive Garden** **Disney**

maurices **BURGER KING** **THE CHILDREN'S PLACE**

Comfort Inn **Panera BREAD** **LANE BRYANT** **Lee | Wrangler**

UPTOWN CHEAPSKATE **TRUIST** **GYMBOREE** **Rawlings**



LANCASTER COUNTY OVERVIEW

Lancaster County is located in South Central Pennsylvania along the Susquehanna River, approximately 70 miles west of Philadelphia. It is an area of just 984 square miles, houses a population of over 500,000 residents, and approximately 50,000 of them are under the age of 18. It is home to a diverse population with agricultural roots, a large Amish community, 60 municipalities, a third class city, and a strong sense of history.



Economic Impact

Lancaster County, Pennsylvania, has a strong and diverse economy driven by agriculture, manufacturing, tourism, healthcare, and logistics. Agriculture remains a defining industry, generating more than \$1.5 billion in annual production and supporting a large network of related businesses. Manufacturing is the county's largest contributor to economic output, with industries such as food processing, machinery, plastics, and wood products providing thousands of jobs. Tourism also plays a major role, attracting about 10 million visitors each year who contribute billions of dollars to the local economy. In recent years, Lancaster County has experienced steady economic growth, low unemployment, and rising wages, benefiting from its strategic location near major East Coast markets. However, the county continues to face challenges, including workforce shortages, housing affordability, and balancing economic development with farmland preservation.

Top 10 Employers:

1. Lancaster General Hospital
2. Mutual Assistance Group
3. Giant Food Stores LLC
4. County of Lancaster
5. Eurofins Lancaster Laboratories Inc
6. Lancaster School District
7. Dart Container Corporation
8. Masonic Villages of the Grand Lodge
9. Lancaster General Medical Group
10. Willow Valley Communities

Employment by Industry



\$3.61 BILLION

VISITOR SPENDING



TRANSPORTATION

\$627 M

23%



FOOD & BEVERAGE

\$621.2 M

23%



REC/ENT

\$254 M

20.4%



RETAIL

\$504.8 M

18.8%



LODGING

\$387 M

14%

Entertainment & Attractions

History, culture, art, city life, and delicious food all come together in Lancaster, Pennsylvania. Whether you're a longtime fan who visits often or are crossing state lines to explore the area for the first time, Lancaster County is packed with options for an unforgettable stay.

Lancaster City and its surrounding countryside combine Dutch and German history and heritage, riveting American colonial history, and thriving Amish communities for a true melting pot of culture you won't find anywhere else. Exciting activities aren't far away, either. You can shop, dine, and enjoy art at the many stunning businesses throughout the historic city.



FULTON THEATRE



Historical Sites

Historic Rock Ford: Edward Hand's 18th-century mansion, offers guided tours, gardens, and the John J. Snyder, Jr. Gallery. Located minutes from downtown Lancaster on 33 acres.

President James Buchanan's Wheatland: James Buchanan's 1828 residence, one of two Pennsylvania-born presidents' homes, offers guided tours, a stroll through the Louise Arnold Tanger Arboretum, and museum exhibitions from LancasterHistory, just west of Lancaster City.

Lancaster Central Market: The oldest continually running farmers market in the U.S. since 1730, offers a diverse selection of produce, meats, dairy, candies, and freshly made foods, as well as flowers and home goods.

The Ephrata Cloister: The historic Ephrata Cloister, founded in 1732, was a unique monastic community with original Germanic buildings. It served as a hospital during the American Revolution and now offers tours of its intriguing structures and grounds.

The Strasburg Rail Road™: Experience the Strasburg Rail Road, America's oldest operating railroad, dating back to 1832. Enjoy a historic steam train ride through Amish countryside and special events like themed rides, wine tastings, and Thomas the Tank Engine days for kids.

The Landis Valley Village and Farm Museum: The Landis Valley Village and Farm Museum, the largest Pennsylvania German museum, highlights the culture of 18th- and 19th-century German immigrants with tours, historical items, heirloom seeds, and themed events.

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

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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.

