

# SHOPPES AT MILLERSVILLE

321 MANOR AVENUE | MILLERSVILLE, PA | 17551

ESHLEMAN  
ELEMENTARY  
SCHOOL

Citizens Bank®

JACK WILLIAMS  
Tire & Auto Service Centers

SUBWAY

±13,000 VPD

**SITE**

±8,895 SF-15,030 SF

**FOR LEASE**



DAVE NICHOLSON | BRAD ROHRBAUGH | CHAD STINE

FOR LEASING INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT [WWW.BENNETTWILLIAMS.COM](http://WWW.BENNETTWILLIAMS.COM)



COMMERCIAL BROKERAGE. *Redefined.*



# PROPERTY OVERVIEW

Shoppes at Millersville is a ±23,925 square-foot new mixed-use retail shopping center located in Millersville, home of Millersville University with 7,927 students, which is in Lancaster, Pennsylvania. Located on Manor Avenue (±13,000 VPD) with signalized access and multiple points. Shoppes at Millersville has various opportunities available ranging from a 3.8 acre pad site to inline commercial/retail space ranging from 8,895 SF to 15,030 SF.



## TRADE AREA

Adding to the stability of the project, Shoppes at Millersville shows a 20-minute drive time demographic of over 201,954 people with household incomes of more than \$111,788 and daytime employment demographics equally as strong with 96,164. The demographics within a 10-mile radius include 310,283 people in 121,601 homes, a labor force of 133,512 with an average household income of \$118,400.



## LOCATION

Shoppes at Millersville is strategically positioned with significant frontage in the market's primary retail corridor along Manor Avenue at a traffic signal. The center benefits from the high-volume traffic flow of Manor Avenue and Leaman Avenue, which are two of the area's heaviest traveled roadways. Manor Avenue acts as a focal point for retail, with a trade area that extends more than 10 miles, attracting a vast customer base. With the high concentration of traffic and strong demographic backing, the center pulls from not just the immediate trade area but the surrounding market points as well. Millersville is home to Millersville University with over 7,900 Students.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	73,413	160,004	230,075
EMPLOYEES	20,989	79,301	103,524
AVERAGE HHI	\$107,824	\$111,175	\$117,323
HOUSEHOLDS	28,449	63,321	90,178



SPACE	TENANT	AREA
A	AVAILABLE	15,030 SF
B	AVAILABLE	8,895 SF
LOT 1	AVAILABLE	3.8 ACRES

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**SITE PLAN**

SPACE	TENANT	AREA
A	AVAILABLE	15,030 SF
B	AVAILABLE	8,895 SF
LOT 1	AVAILABLE	3.8 ACRES

LOT 1

LOT 2

LOT 3

PROPOSED MEDICAL OFFICE

PROPOSED COMMERCIAL

±13,000 VPD



# MARKET OVERVIEW



## MILLERSVILLE COMMONS

**M<sup>1</sup>** MEMBERS 1<sup>st</sup>  
FEDERAL CREDIT UNION

**SHEETZ**

**SportClips**  
HAIRCUTS

**tropicalCAFE**  
SMOOTHIE

**WAYBACK**  
BURGERS

**SITE**

ESHLEMAN  
ELEMENTARY  
SCHOOL

**Citizens Bank**

**PNC BANK**

**TW JACK WILLIAMS**  
Tire & Auto Service Centers

**SUBWAY**

**TurkeyHill**

JOHN HERR'S  
VILLAGE MARKET

**TWO COUSINS**  
Pizza & Restaurant

PENN MANOR  
HIGH SCHOOL

**M**  
Millersville University



ELIZABETH R MARTIN  
SCHOOL

Canes Point



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# Bennett Williams

COMMERCIAL REAL ESTATE

## OUR LOCATIONS:

### YORK OFFICE:

3528 Concord Rd.  
York, PA 17402

### EXTON OFFICE:

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

### WEST CHESTER OFFICE:

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

### LANCASTER OFFICE:

150 Farmington Lane, Suite 201  
Lancaster, PA 17601

### STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205  
State College, PA 16803

### NEW JERSEY OFFICE:

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REPRESENTATION

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INVESTMENT  
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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.

