

SHOPS AT PROSPECT

3985 COLUMBIA AVE, COLUMBIA, PA 17512



JOIN **GIANT**



ASHLEE LEHMAN | JUSTIN WILLITS | BRAD ROHRBAUGH | CHAD STINE
For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

PROJECT OVERVIEW

Shops at Prospect is a Giant grocery anchored shopping center on Columbia Avenue in Columbia, PA. Other tenants include U-Haul, Wendy's, Holiday Hair, and T-Mobile to name a few. This site benefits from strong co-tenancy, ample parking, pylon signage, great visibility, and easy access from Route 30 and Route 462. Shops at Prospect is located within West Hempfield Township and is zoned Commercial District.



| DEMOGRAPHICS | 3 MILE | 5 MILE | 7 MILE |
|------------------|---|-----------|-----------|
| TOTAL POPULATION | 33,162 | 68,769 | 141,270 |
| TOTAL EMPLOYEES | 11,933 | 29,030 | 59,216 |
| AVERAGE HHI | \$107,198 | \$118,679 | \$118,034 |
| TOTAL HOUSEHOLDS | 13,272 | 27,271 | 56,427 |
| TRAFFIC COUNTS: | COLUMBIA AVE ±14,000 VPD RT 30 ±60,000 VPD | | |



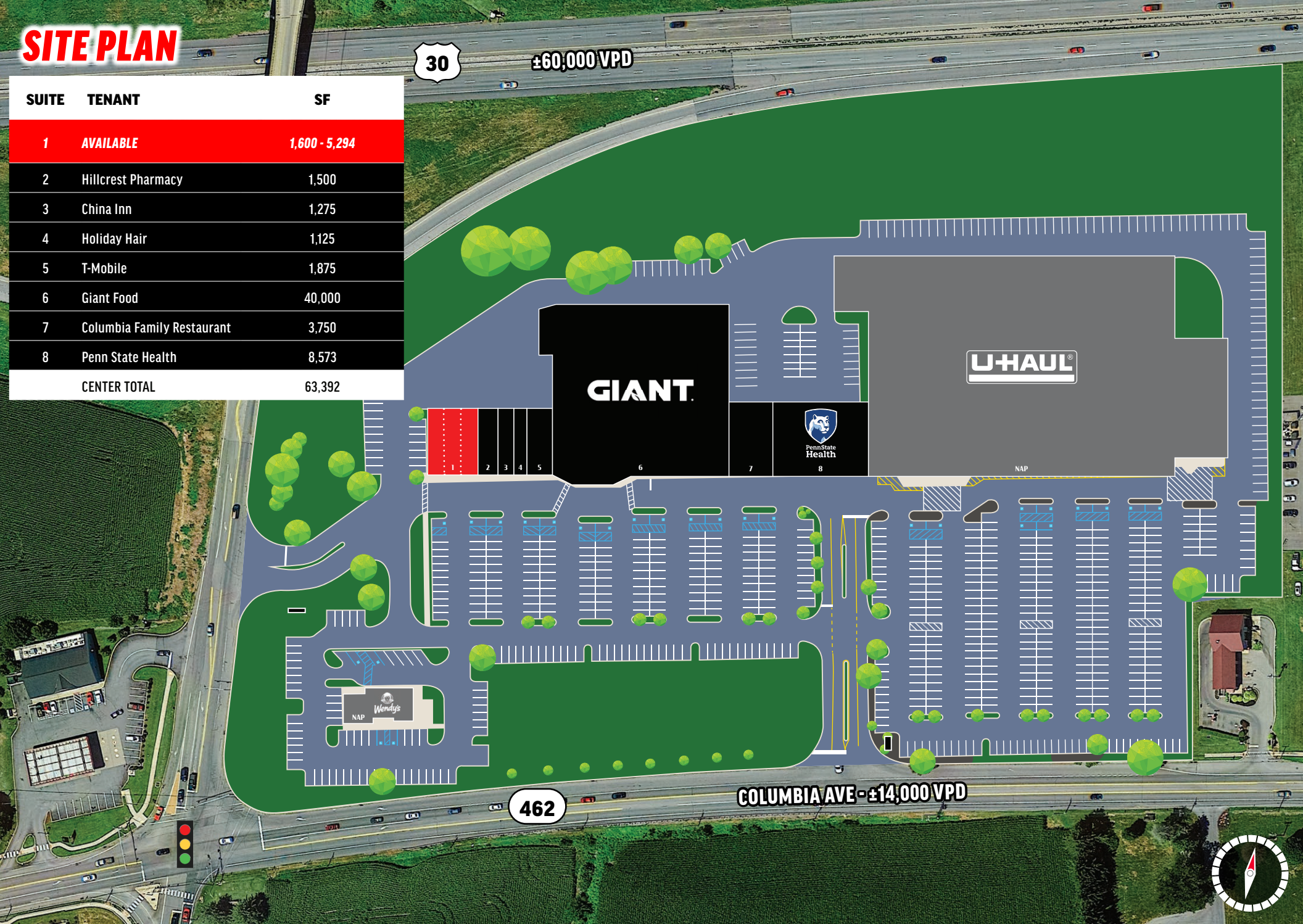
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SITE PLAN

| SUITE | TENANT | SF |
|--------------|----------------------------|---------------|
| 1 | AVAILABLE | 1,600 - 5,294 |
| 2 | Hillcrest Pharmacy | 1,500 |
| 3 | China Inn | 1,275 |
| 4 | Holiday Hair | 1,125 |
| 5 | T-Mobile | 1,875 |
| 6 | Giant Food | 40,000 |
| 7 | Columbia Family Restaurant | 3,750 |
| 8 | Penn State Health | 8,573 |
| CENTER TOTAL | | 63,392 |



MARKET AERIAL



30



COLUMBIA PLAZA

Advance
Auto Parts

DOLLAR GENERAL



COLUMBIA SHOPPING CENTER

weis



verizon

ACE
Hardware



FAMILY DOLLAR
my handy my handy store

AutoZone

FINE WINE & GOOD SPIRITS

SHOPS AT PROSPECT
GIANT T Mobile
PennState Health holiday hair

U-HAUL



SHEETZ



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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 107
West Chester, PA 19380

NEW JERSEY OFFICE:

236 E. Route 38, Suite 130
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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

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.

