BRIGHTON VILLAGE SHOPPES

1231 ERBS QUARRY RD | LITITZ, PA | 17543



±920-2,614 SF
AVAILABLE FOR LEASE

BW COMMERCIAL
CALE BRUSO | BRAD ROHRBAUGH | CHAD STINE
For Lease Information: 717.843.5555 | Learn more online at www.bennettwilliams.com

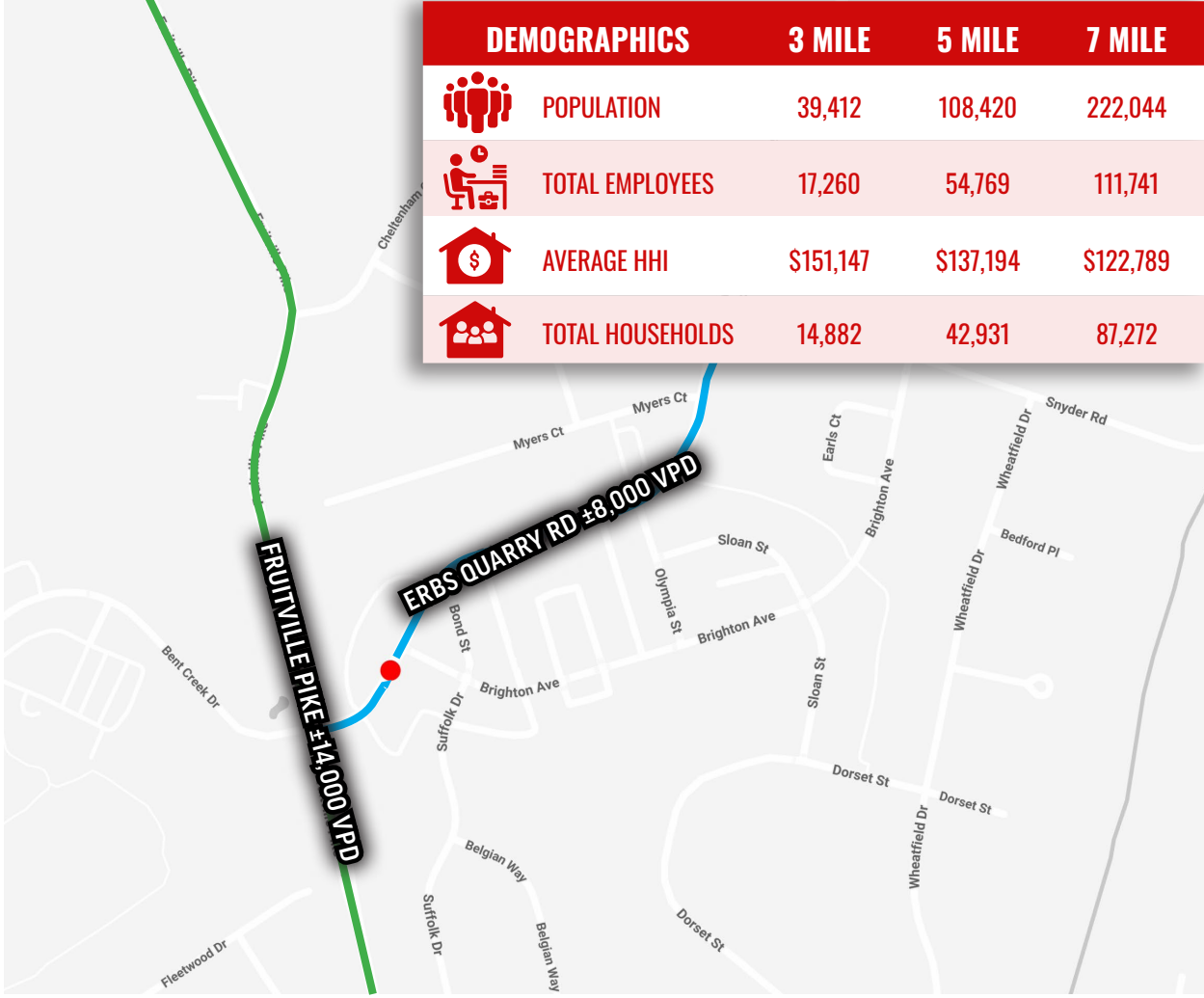
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COMMERCIAL BROKERAGE. *Redefined.*







DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	39,412	108,420	222,044
TOTAL EMPLOYEES	17,260	54,769	111,741
AVERAGE HHI	$151,147	$137,194	$122,789
TOTAL HOUSEHOLDS	14,882	42,931	87,272



PROPERTY OVERVIEW

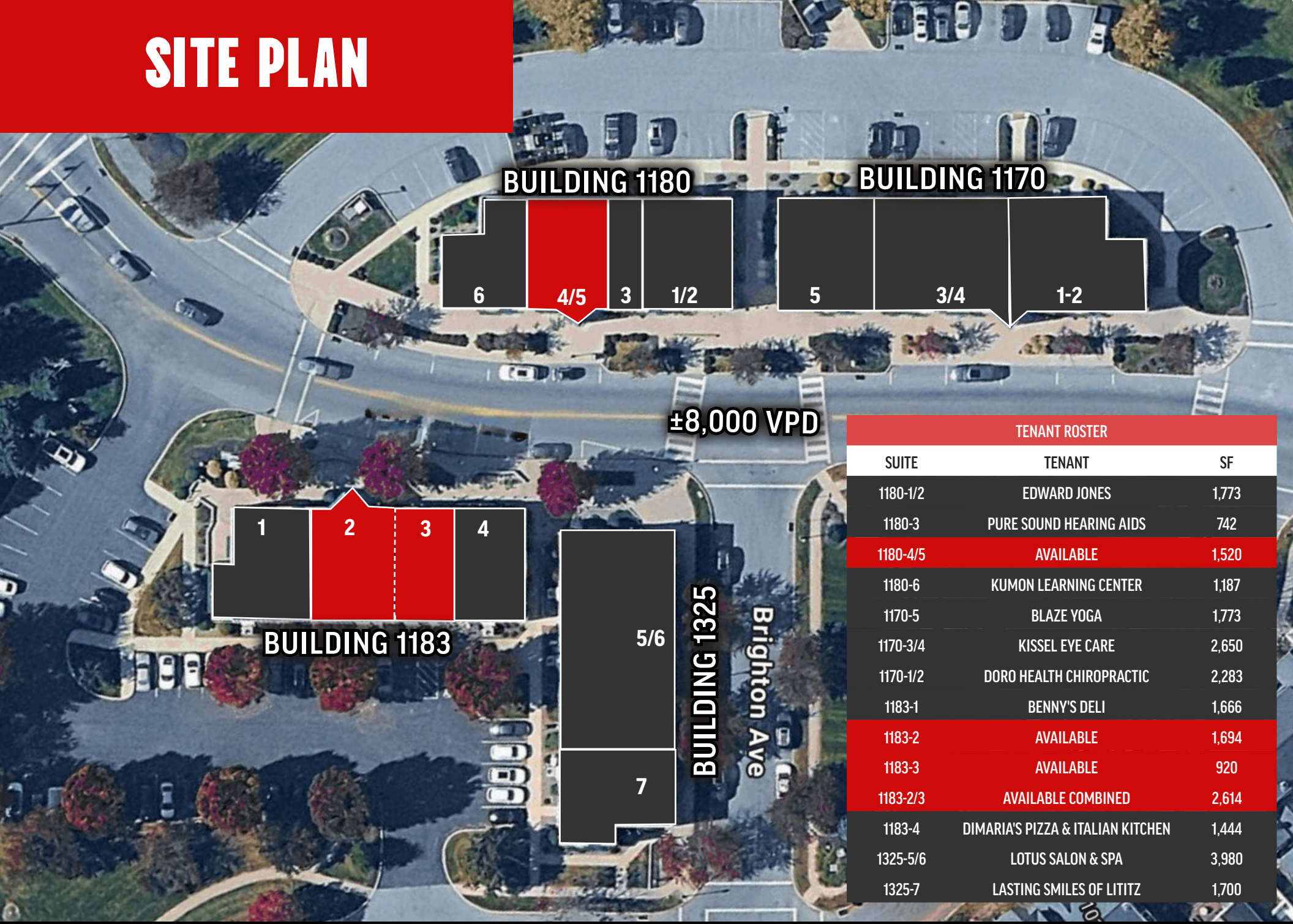
Village Shoppes at Brighton is a well-positioned neighborhood retail center located in Manheim Township, Lititz, PA, at the fully signalized intersection of Fruitville Pike and Erbs Quarry Road. The property sits directly across from the main entrance to Bent Creek Country Club, a gated golf and residential community featuring one of the region's premier championship golf courses.

The center is surrounded by several of the area's most desirable residential developments, including Stonehenge and The Farm at Quarry Road, and was designed as a traditional village-style neighborhood center with a pedestrian-friendly layout. The property consists of four service and retail-oriented buildings, with available space suitable for a multitude of general retail uses. Space can be subdivided to accommodate a range of tenants.

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SITE PLAN

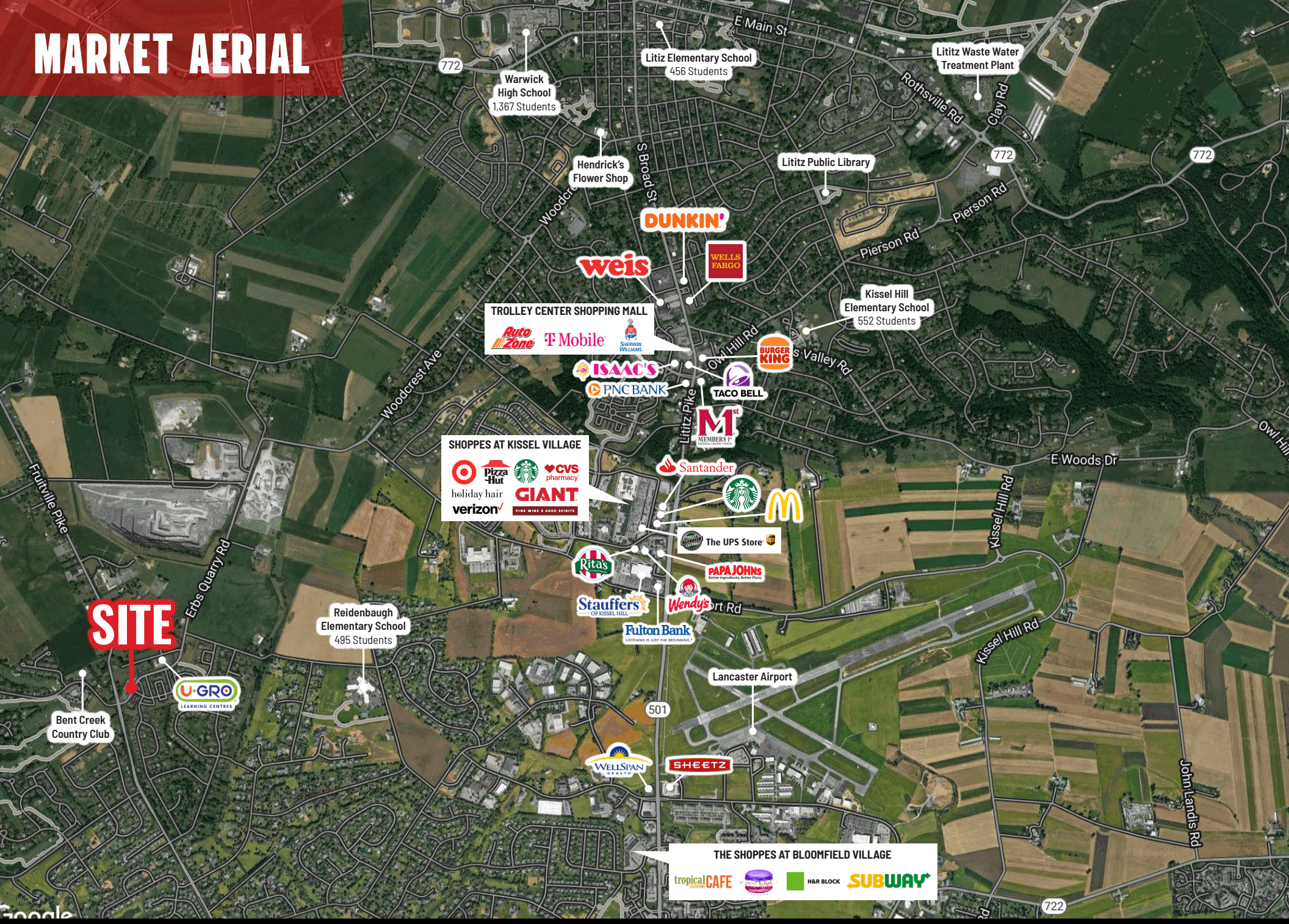


TENANT ROSTER		
SUITE	TENANT	SF
1180-1/2	EDWARD JONES	1,773
1180-3	PURE SOUND HEARING AIDS	742
1180-4/5	AVAILABLE	1,520
1180-6	KUMON LEARNING CENTER	1,187
1170-5	BLAZE YOGA	1,773
1170-3/4	KISSEL EYE CARE	2,650
1170-1/2	DORO HEALTH CHIROPRACTIC	2,283
1183-1	BENNY'S DELI	1,666
1183-2	AVAILABLE	1,694
1183-3	AVAILABLE	920
1183-2/3	AVAILABLE COMBINED	2,614
1183-4	DIMARIA'S PIZZA & ITALIAN KITCHEN	1,444
1325-5/6	LOTUS SALON & SPA	3,980
1325-7	LASTING SMILES OF LITITZ	1,700

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MARKET AERIAL



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STATE COLLEGE OFFICE:
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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 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.

RETAIL BROKERS NETWORK

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