

HEMPFIELD SHOPPING CENTER

301 MAIN STREET • LANDISVILLE, PA • 17538

SITE



±2,540 SF AVAILABLE

FOR LEASE



JOSHUA MILLER | TOM TROCCOLI

FOR LEASING INFORMATION: 717.390.9858 | LEARN MORE ONLINE AT WWW.BENNETTWILLIAMS.COM



COMMERCIAL BROKERAGE. *Redefined.*

PROPERTY OVERVIEW

Second-floor space available at Hempfield Shopping Center, a well-established "Main & Main" retail center at the signalized intersection of Main Street and Church Street in the heart of Landisville. The center is anchored by CVS Pharmacy and home to State Farm, V&S Nails, and Parma Pizza .

The available unit spans ±2,540 SF and was most recently occupied by a Muay Thai gym, offering two large open rooms, multiple waiting/reception areas and dedicated storage/office space. Two restrooms serve the floor and tenants enter through a private street-level lobby/foyer leading up to the suite. The open, flexible layout suits a range of retail and office uses with room to reconfigure to a tenant's specific needs.

Landisville sits at the crossroads of East and West Hempfield Townships, giving the property access to a combined population of 40,000+ residents with average household incomes topping \$117,000. The immediate trade area includes Hempfield School District's Landisville campus, Spooky Nook Sports & Event Center and the new 340,000 SF Penn State Health Lancaster Medical Center - strong daytime and destination traffic generators nearby.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	21,883	83,118	211,287
EMPLOYEES	9,819	51,495	109,202
AVERAGE HHI	\$148,641	\$142,446	\$125,394
HOUSEHOLDS	8,328	33,692	86,166

MARKET OVERVIEW



DONEGAL SQUARE



SITE

**LANDISVILLE
MIDDLE SCHOOL**

**HEMPFIELD
HIGH SCHOOL**

**LANDISVILLE
PRIMARY CENTER**

PennState Health

SHEETZ

Wendy's

Kellogg's

coffee co
COFFEE. FOOD. COMMUNITY.

Turkey Hill



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STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
State College, PA 16803

NEW JERSEY 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.

