

The Shops *at Orebank Village*

OREBANK RD & US 15N • DILLSBURG, PA • 17225



±6,000 VPD

Nearby Retailers

GIANT

Rutter's
Why Go Anywhere Else?

**TSC TRACTOR
SUPPLY CO.**

UPMC
LIFE CHANGING MEDICINE



±1,400-8,557 SF/PAD SITES

FOR LEASE



JUSTIN SHOEMAKER

FOR LEASING INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT WWW.BENNETTWILLIAMS.COM



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PROPERTY OVERVIEW

The Shops at Orebank Village features commercial sites available for single-tenant or approved multi-tenant retail development at the entrance of 15NORTH AT DILLSBURG, a growing mixed-use community just off U.S. Route 15. The development is designed to provide convenient access to a variety of retail, dining, personal services, daycare, medical, and office uses.

Located within a growing residential area, 15NORTH AT DILLSBURG includes 33 single-family home sites and plans for a 148-unit apartment community, creating additional demand for neighborhood-serving businesses. With easy access to Harrisburg, Gettysburg, and surrounding communities, The Shops at Orebank Village offer an excellent opportunity to be part of Dillsburg's continued growth.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	21,970	42,587	89,496
EMPLOYEES	4,697	9,519	31,342
AVERAGE HHI	\$140,000	\$142,378	\$132,273
HOUSEHOLDS	7,157	15,431	35,859

SITE PLAN

COMMERCIAL PAD SITES

SUITE	TENANT	AC
PAD 34	AVAILABLE	1.8 AC

COMMERCIAL PAD SALES | LAND LEASE | BUILD-TO-SUIT

BUILDING 1

SUITE	TENANT	SF
1	AVAILABLE	2,412
2	AVAILABLE	1,400
3	AVAILABLE	1,400
4	AVAILABLE	2,800



JUSTIN SHOEMAKER

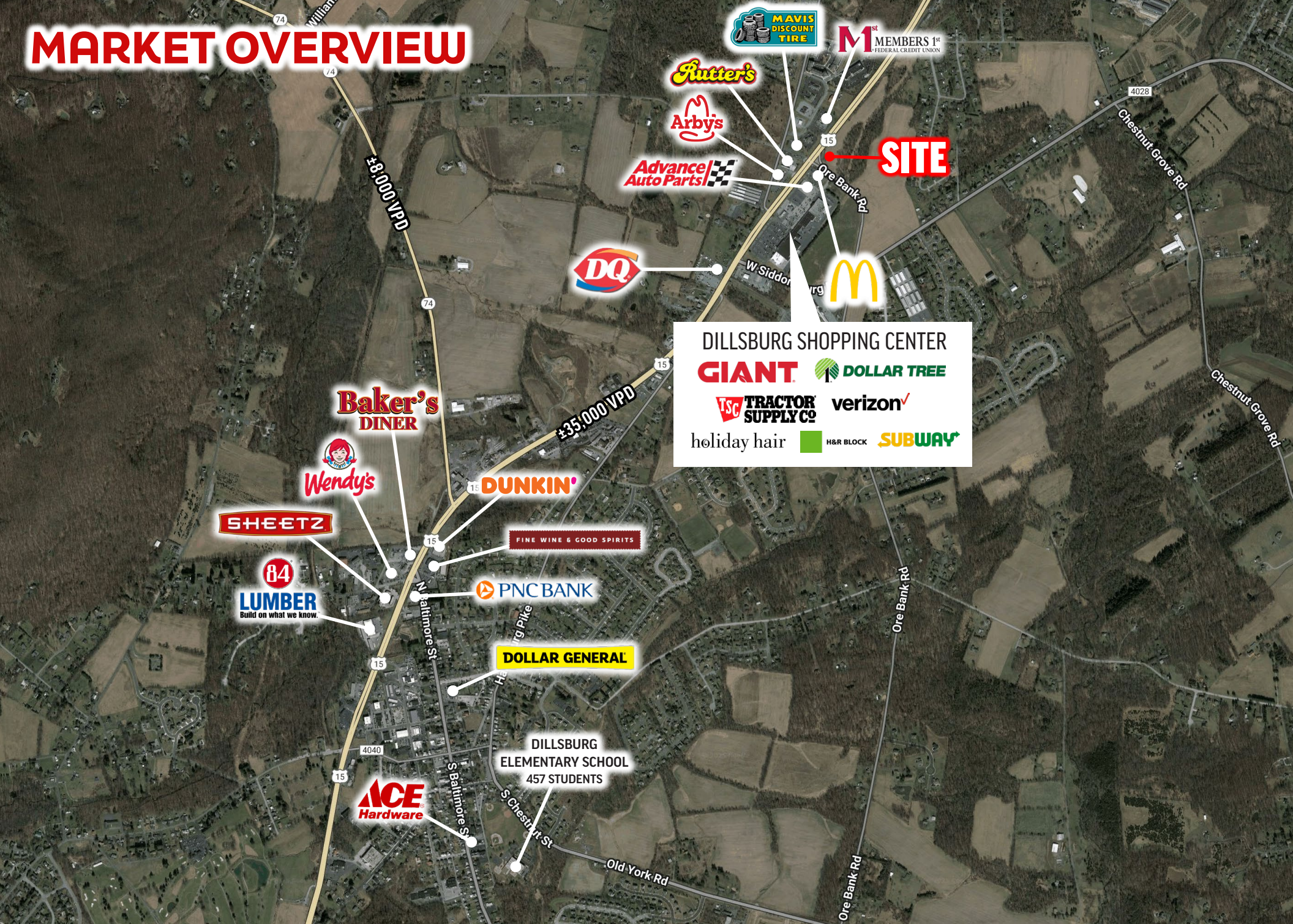
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MARKET OVERVIEW



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

LISTING AGENTS:



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CONTACT US

717.843.5555 | www.bennettwilliams.com

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.

