

FOR LEASE - GOLDEN TRIANGLE

Join established and successful retail stores in neighborhood shopping center.

Manheim Township | Lancaster County

GLA: 202,790 SF



1274 Lititz Pike Lancaster, PA 17601

Property Highlights

- Highly visible shopping center at the intersection of Lititz Pike/Route 501 and Oregon Pike/Route 272.
- Ideal opportunity for restaurants, medical, health/wellness, and service oriented businesses.
- Professionally managed property.

Location & Market Attributes

Golden Triangle is located at the convergence of two primary north/south pikes of Lancaster County. Lititz Pike and Oregon Pike intersect at the shopping center, capturing the primary traffic to and from Lancaster City and the AMTRAK Station.

Servicing one of the most densely populated areas in the county both in terms of daytime employment and residential housing. This shopping center boasts a solid mix of national retailers that blend destination and daily needs, addressing a broad array of consumer services, from dining to beauty to banking and beyond.



Traffic Counts

- Lititz Pike/Rte. 501 24,373 VPD
- Oregon Pike/Rte. 272 14,367 VPD

Property is Owned & Managed by:



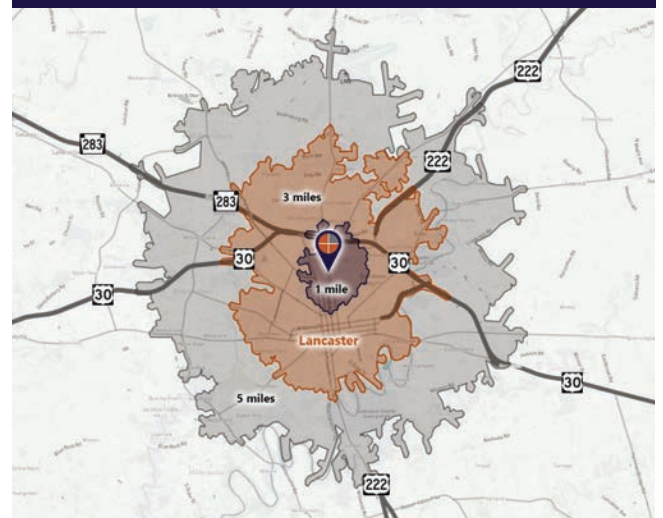
Variable

Golden Triangle

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Travel Distance from Site	1 mile	3 miles	5 miles
Total Population	8,484	85,153	149,768
Population Density (Pop per Sq. Mile)	4,714.6	5,166.3	3,092.4
Total Daytime Population	22,023	110,243	171,100
Total Households	3,327	32,024	57,922
Per Capita Income	\$26,571	\$25,391	\$29,829
Average Household Income	\$66,849	\$65,741	\$75,152
Median Household Income	\$49,571	\$46,068	\$53,684
Average Disposable Income	\$52,772	\$51,571	\$58,209
Aggregate Disposable Income	\$175,572,879	\$1,651,517,306	\$3,371,557,003
Total (SIC01-99) Businesses	702	4,217	6,484
Total (SIC01-99) Employees	17,485	69,276	103,556
Total (SIC01-99) Sales	\$2,122,583	\$9,935,816	\$17,327,192
Annual Budget Expenditures	\$191,981,527	\$1,817,022,125	\$3,734,829,729
Retail Goods	\$57,986,398	\$543,656,557	\$1,125,968,284

Travel Distance from Site



FOR MORE INFORMATION CALL 717.850.TRUE (8783)

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GOLDEN TRIANGLE - SITE PLAN



Tenants & Availabilities		
Code	Tenant	Sq. Ft.
1	LA Fitness	44,796
2	Immunotek Bio Center	15,242
3	Sally Beauty Supply	1,800
4	Juicy Crab	5,670
5	Papa John's Pizza	1,800
6	Available	1,500
7	The Nail Place	2,100
8	Gamestop	1,800
9A	Subway	1,647
9B	Available	1,800
10	Rent-A-Center	3,600
11	Staples	24,060
12	Boost Mobile	1,685
13	Great Clips	1,710
14	Dollar Tree	11,135
15	Available	18,665
16	Advance Auto Parts	12,160
17	Marshalls	30,000
18	Golf Etc.	3,200
19	Walgreens	14,820
20	First National Bank	3,600

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ESTABLISHED RETAIL AND COMMERCIAL AREA



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GOLDEN TRIANGLE - AERIAL DRONE PHOTOS



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GOLDEN TRIANGLE



Site Golden Triangle

LA FITNESS
STAPLES
GameStop
DOLLAR TREE
SALLY BEAUTY
SUBWAY
PAPA JOHN'S

Marshall's
Advance Auto Parts
boost mobile
Walgreens
IMMUNOTEK
Great Clips
GOLF ETC.

RAC
REPAIRS • APPRAISALS • ESTIMATES
AUTO • TRUCK • CRANE

First National Bank
The Nail Place

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