For Lease - Planned Retail Center

1,250 SF and above. Adjacent to Renovated Sunoco C-Store.

West Lampeter Township | Lancaster County — GLA: 25,000 +/- SF

Conceptual Rendering

2930 Willow Street Pike Willow Street, PA 17584

Property Highlights

- Lease Rate ..... Negotiable
- Lease Terms ..... Negotiable
- Road Frontage ..... 650+ ft.
- Zoning ..... Commercial Highway
- Acres ..... 2.13+/-
- Typical Suite Depth ..... 68 ft.
- Minimum SF ..... 1,250 SF
- NNN Estimated $4.00/SF

Traffic Counts

- Willow Street Pike ..... 11,430 VPD
- E. Penn Grant Rd. ..... 6,262 VPD
- W. Penn Grant Rd. ..... 4,129 VPD

Location & Market Attributes

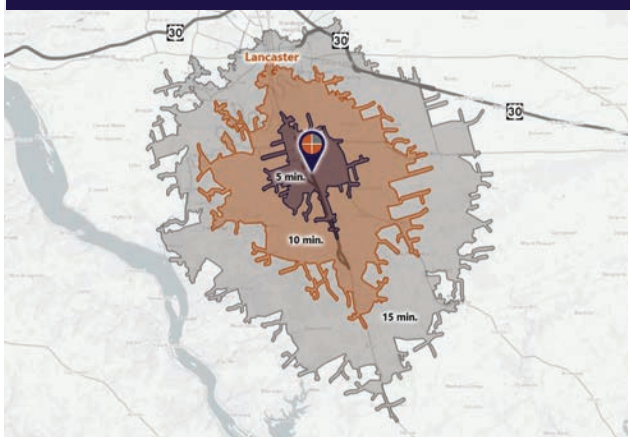
Planned Commercial/Retail Development on 2.13+/- Acres just off a signalized corner and adjacent to renovated Sunoco C-Store in Willow Street. We are now assembling tenancy for this redevelopment project. Possible options include multi-tenant commercial retail from 1,250 SF to 25,000 SF, a large single retail user, OR development of multiple pad sites.

Strong traffic counts, generous parking and excellent access define the site's convenience and enhance the site's attractiveness for tenants and customers alike. The project includes planned continued renovation and expansion of the existing Sunoco C-Store which will continue to drive traffic to the site.

Nearby Garrett Field hosts many in-season softball games and tournaments drawing many families and enhancing weekend traffic. The positioning of the C-Store and retail center provides excellent visibility and access for players and visitors.

Variable	2930 Willow Street Pike Willow Street, PA 17584		
Travel Distance from Site	5 min.	10 min.	15 min.
Total Population	7,877	34,321	137,867
Population Density (Pop per Sq. Mile)	984.8	731.5	1,100.3
Total Daytime Population	10,030	29,346	136,393
Total Households	3,363	13,013	51,630
Per Capita Income	$33,583	$28,989	$25,497
Average Household Income	$77,731	$76,793	$68,292
Average Disposable Income	$62,151	$60,444	$54,062
Total (SIC01-99) Businesses	320	847	4,448
Total (SIC01-99) Employees	5,917	12,059	71,315
Total (SIC01-99) Sales ($000)	$561,363	$2,217,460	$9,269,633
Retail Goods	$67,902,932	$255,528,292	$897,424,280

Travel Distance from Site



For More Information Call 717.850.TRUE (8783)

Darin R. Wolfe
Cell: 717.669.1187
drwolfe@TRUECommercial.com

TRUE Commercial Real Estate LLC

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Proposed Development Plan

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Regional Competition Map

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