

## PRIME RETAIL LOCATION FOR LEASE

### LANCASTER, PA

#### PROPERTY SUMMARY

Location: Southeast corner of Fruitville Pike and Route 30, Manheim Township, Lancaster, PA.

Description: Proposed 345,100 square foot Shopping Center located at the most desirable development location in Lancaster County. Situated between the highway intersections of US Route 30, US Route 283, PA Route 272, PA Route 222, Oregon Pike, Lititz Pike and Fruitville Pike.

Highway Frontage: The site contains ± 1,600 feet of frontage on Route 30 and ± 1,110 feet of frontage on Fruitville Pike.

Traffic Counts: US Route 30 ± 93,500 daily  
Fruitville Pike ± 19,000 avg. daily



## EXECUTIVE DEMOGRAPHIC SUMMARY

<b>2008 Population</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
Total Population	3,231	94,910	156,716
Male Population	1,503	46,055	75,847
Female Population	1,728	48,856	80,869
Median Age	48.61	37.28	38.78
Average Age	47.08	38.62	39.38

<b>Population</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
1990 Population	3,252	91,065	140,573
2000 Population	3,325	95,275	151,728
2008 Population	3,231	94,910	156,716
2013 Population	3,193	95,124	159,881

<b>2008 Income</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
Median HH Income	\$60,351	\$44,416	\$49,134
Per Capita Income	\$30,989	\$24,419	\$26,608
Average HH Income	\$76,338	\$60,999	\$66,261

<b>Households</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
1990 Census	1,204	34,997	53,389
2000 Census	1,272	36,845	59,020
2008 Estimate	1,269	37,143	61,929
2013 Projection	1,270	37,546	63,885
Average Household Size	2.35	2.40	2.43

<b>2008 Housing</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
Owner Occupied Housing Units	1,069	21,324	39,926
Renter Occupied Housing Units	199	15,819	22,003





**BELMONT - CONTEXTUAL AERIAL**

LANCASTER COUNTY, PENNSYLVANIA

