

FOR LEASE

Grocery anchored shopping center surrounded by dense medical offices, & a 165-bed regional hospital.

GLA: 88,772 SF

JOIN

GIANT

MONRO
AUTO SERVICE AND TIRE CENTERS

M&T Bank

FINE WINE & GOOD SPIRITS

Great Clips®



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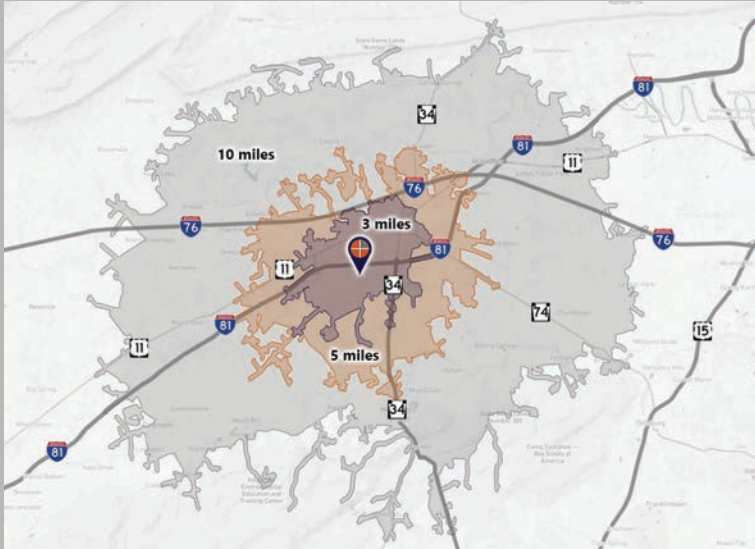
For More Information Call: 717.850.TRUE (8783) | 1018 N. Christian St. Lancaster, PA 17602 | www.TRUECommercial.com

STONEHEDGE SQUARE SHOPPING CENTER

DEMOGRAPHICS

Variable	Stonehedge Square Shopping Center		
Travel Distance from Site	3 miles	5 miles	10 miles
Total Population	23,285	36,225	70,973
Population Density (Pop per Sq. Mile)	2,035.6	984.8	418.0
Total Daytime Population	36,612	49,339	79,306
Total Households	9,888	14,857	28,607
Per Capita Income	\$37,892	\$39,206	\$42,593
Average Household Income	\$89,158	\$94,888	\$105,097
Average Disposable Income	\$69,341	\$73,879	\$80,953
Aggregate Disposable Income	\$685,646,296	\$1,097,618,188	\$2,315,825,867
Total (SIC01-99) Businesses	1,283	1,696	2,496
Total (SIC01-99) Employees	24,189	29,994	42,209
Total (SIC01-99) Sales	\$2,223,273,553	\$3,068,208,372	\$5,415,579,407
Annual Budget Expenditures	\$766,056,849	\$1,219,200,837	\$2,583,762,362
Retail Goods	\$237,723,552	\$380,642,009	\$814,129,985

Travel Distance from Site



PROPERTY & MARKET OVERVIEW

Join this neighborhood shopping center located off of Interstate-81 and anchored by a 51,667 SF successful Giant Food Store. The shopping center is surrounded by dense medical offices, and is located across from the Carlisle Regional Medical Center, a 165-bed regional hospital.

Featuring a strong mix of national and regional retailers including M&T Bank, UPS Store, Fine Wine & Good Spirits, Great Clips, Monroe Muffler, and more. This center is an ideal opportunity for food users, medical, health/wellness, and service oriented businesses.

Property is professionally managed.

PROPERTY DETAILS

- Gross Leaseable Area:.....88,772 SF
- Lease Rate/Terms:Negotiable
- Available:Immediately
- Zoning:C-2, General Commercial
- Parking:.....On-Site, Paved, Shared

SPACES AVAILABLE

- Suite 7 4,400 SF

TRAFFIC COUNTS

- Walnut Bottom Road: 7,258 VPD
- Interstate-81:.....43,330 VPD



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STONEHEDGE SQUARE - SITE PLAN

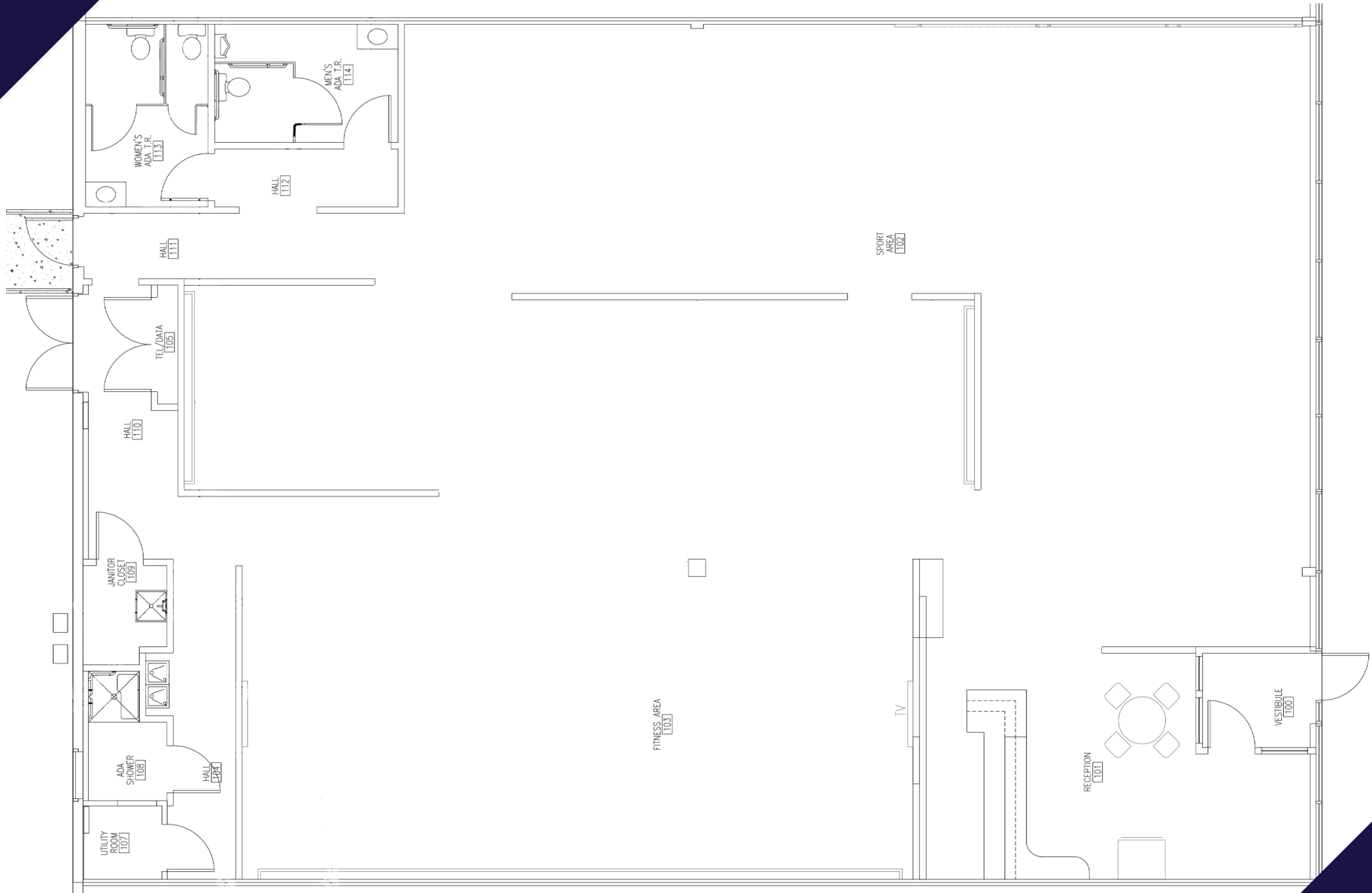
Tenants & Availabilities		
Suite #	Tenant	Sq. Ft.
1	M&T Bank	2,250
2	Monroe Muffler	4,500
3	Edward Jones	1,350
4	Fine Wine & Good Spirits	5,170
5	Puff 'N' Bean	1,500
6	Manpower	1,200
7	AVAILABLE	4,400
8	Best Nails	1,200
9-10	Pennsylvania DMV Center	4,150
11	The UPS Store	1,440
12	One Main Financial	1,750
13	Alfredo Pizza & Ristorante	2,000
14	Great Clips	2,000
15A	Select Physical Therapy	1,500
15B	Select Physical Therapy	2,580
16	Giant Food Store	51,667



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SUITE 7 | FLOOR PLAN



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ESTABLISHED REGIONAL AREA MAP



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AERIAL DRONE & BUILDING PHOTOS



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AERIAL DRONE PHOTO



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AERIAL DRONE PHOTO



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