

FOR LEASE



COVERED BRIDGE



±1,400 - 3,999 SF

MARKETPLACE

2405 COVERED BRIDGE DR | LANCASTER, PA 17602



Lincoln Highway E ± 29,000 VPD 30

PROPERTY OVERVIEW

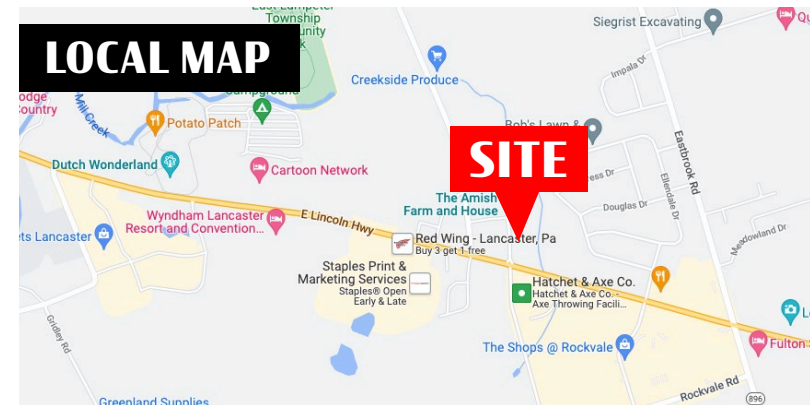
Covered Bridge Marketplace is a 38,830 SF, Target shadow anchored retail shopping center ideally positioned along Lincoln Highway East (Rt 30), which is the main thoroughfare for Lancaster, Pa., and its tourism district. The project features signalized access, pylon signage and excellent visibility along the highway. Covered Bridge Marketplace is located less than 1 mile from area draws including the Rockvale Outlets, Tanger Outlets, Dutch Wonderland and The American Music Theatre which cumulatively brings over 2,100,000 tourists to the immediate area every year. To coincide with its mass tourism numbers, the project benefits from its excellent visibility along Lincoln Highway East (Rt 30) which sees over 29,000 VPD. The location of this project and the vast numbers of tourists that the market draws every year, will bring increased traffic and growth to Covered Bridge Marketplace year after year.

JOIN



LOCATION

The strategically positioned Covered Bridge Marketplace benefits from having 2 points of access along Lincoln Highway East (Rt 30), one of which is signalized. Lincoln Highway East (Rt 30) sees over 29,000 VPD and provides easy access to other major roadways in the market, including: Route 30 (84,000 VPD), Route 283 (46,000 VPD) and Route 222 (53,000 VPD). Located in East Lampeter Township, the project is surrounded by a great mix of family entertainment venues, dense retail and residential, making it the ideal location for any use.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	62,644	161,332	278,529
TOTAL EMPLOYEES	42,280	112,256	172,121
AVERAGE HHI	\$77,202	\$68,439	\$73,981
TOTAL HOUSEHOLDS	23,174	60,667	105,257
TRAFFIC COUNTS: E Lincoln Hwy - ± 29,000 VPD			

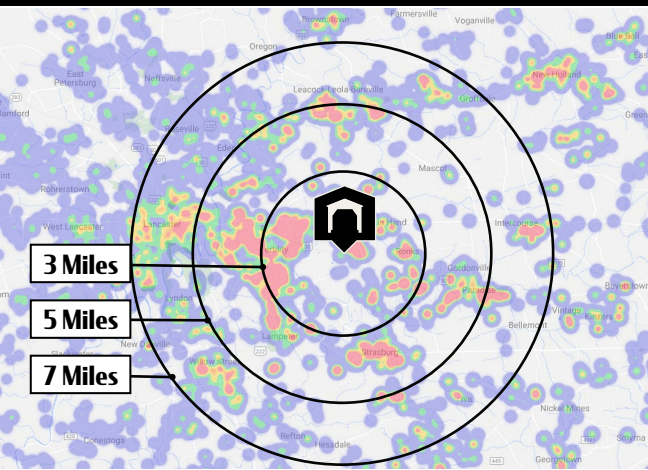
AVAILABLE SPACES



TRADE AREA

Approximately 11,000,000 tourists come to the Lancaster area each year, generating a direct economic impact of \$1.92 billion. The trade area is ranked 5th among the 49 DMAs in Pennsylvania. The immediate trade area has also seen a growth in population of 4.9% in the last 10 years which is above the national average. The closest regional retail corridors to 2347 E Lincoln Hwy include Route 30 and Fruitville Pike. Route 30 is highlighted by the park city mall which is a regional enclosed mall anchored by JCPenney and Kohl's; other co-tenants include Apple, Michael Kors, Express, H&M and more. Fruitville Pike is highlighted by the Shoppes at Belmont which is a high-end, new construction shopping center anchored by Target and Whole Foods, co-tenants include Nordstrom Rack, PF Chang's, Starbucks, ULTA & Dick's Sporting Goods.





VISITS PER YEAR

2.2M



AVG. DWELL TIME

43 Minutes



STATE RANKING

137/316



Annual Visits

230.2K

State Ranking

11/53




SHADOW ANCHOR
 Annual Visits: 1.7M
 17/70 State Ranking


 Annual Visits: 12K


 A TERRASCEND COMPANY
 Annual Visits: 27.4K


 Annual Visits: 115.9K


 Annual Visits: 230.2K
 11/53 State Ranking

Lincoln Highway E ± 29,000 VPD



SITE PLAN

SPACE	TENANT	SF
1	Cici's Pizza	4,020
2	Cricket Wireless	1,600
3	Gamestop	1,600
4	ILERA Healthcare	4,320
5-6	AVAILABLE	1,400 - 2,800
7	PetSmart	19,235
8	AZZ Nails	1,176
9	AVAILABLE	3,999



MARKET AERIAL



COVERED BRIDGE MARKETPLACE

PETSMART cicis

GameStop ILERA HEALTHCARE

cricket wireless A TERRACEND COMPANY

Quality Center

adidas DXL BIG + TALL ATI PHYSICAL THERAPY DOLLAR TREE

Great Clips T-Mobile WAFFLE HOUSE

East Towne Centre

Gabe's OLLIE'S OUTLET Bargain GOOD STUFF CHEAP

Burlington FIVE GUYS BURGERS and FRIES

DOLLAR TREE Red Lobster

HARBOR FREIGHT TOOLS Quality Tools at Ridiculously Low Prices

McDonald's

Tanger Outlets

OLD NAVY west elm

Nike Factory Store J.CREW THE NORTH FACE

POTTERY BARN FAMOUS footwear

MICHAEL KORS H&M UNDER ARMOUR

RALPH LAUREN GAP

Columbia Sportswear Company vineyard vines

Mill Creek Square

ALDI Staples petco where the healthy pets go

Christmas Tree Shops That!

ROSS DRESS FOR LESS BED BATH & BEYOND FINE WINE & GOOD SPIRITS

The Shops @ Rockvale

Crate&Barrel carter's Disney FAMOUS footwear

RACK ROOM SHOES KIRKLAND'S Home Goods & More ORVIS

LOFT Olive Garden BURGER KING THE CHILDREN'S PLACE

Rainbow LANE BRYANT GYMBOREE

KFC QDOBA maurices Comfort INN BB&T LONG JOHN SILVERS



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.

At Bennett Williams, your investments are always in good hands. Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the investment sales segment of the industry.



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