

# LMS

Commercial Real Estate

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Lancaster County

Neighborhood Retail Center

## DILLERVILLE SQUARE

Total GLA: ± 28,000 SF

Lancaster, PA 17603

Lancaster City

1027 Dillerville Road & Harrisburg Pike



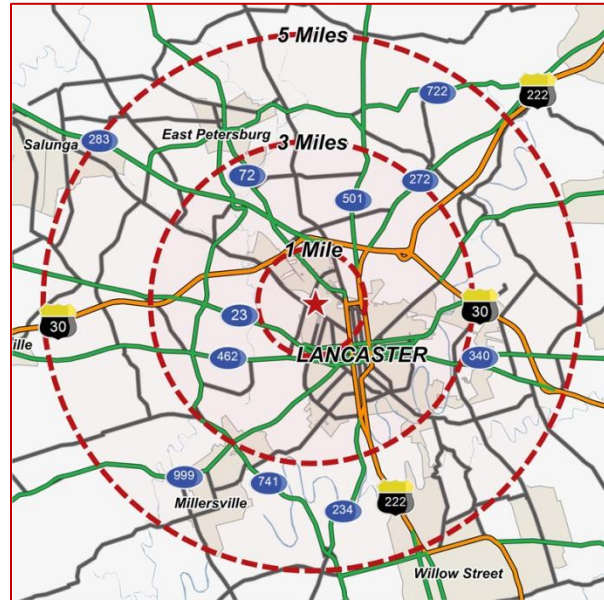
### SPACE AVAILABLE:

- 2,500 – 5,000 SF
- 2,640 SF (Storage Space)
- 800 ~ 1,600 SF (Storage Space)

### 2011 DEMOGRAPHICS:

|                    | 1 Mile   | 3 Mile   | 5 Mile   |
|--------------------|----------|----------|----------|
| Population         | 12,280   | 109,380  | 179,588  |
| Avg. HH Income     | \$59,424 | \$58,872 | \$69,970 |
| Daytime Population | 16,268   | 79,058   | 116,263  |

|                                 |                         |
|---------------------------------|-------------------------|
| Traffic Count Dillerville Road: | 20,000 vehicles per day |
| Harrisburg Pike:                | 26,000 vehicles per day |

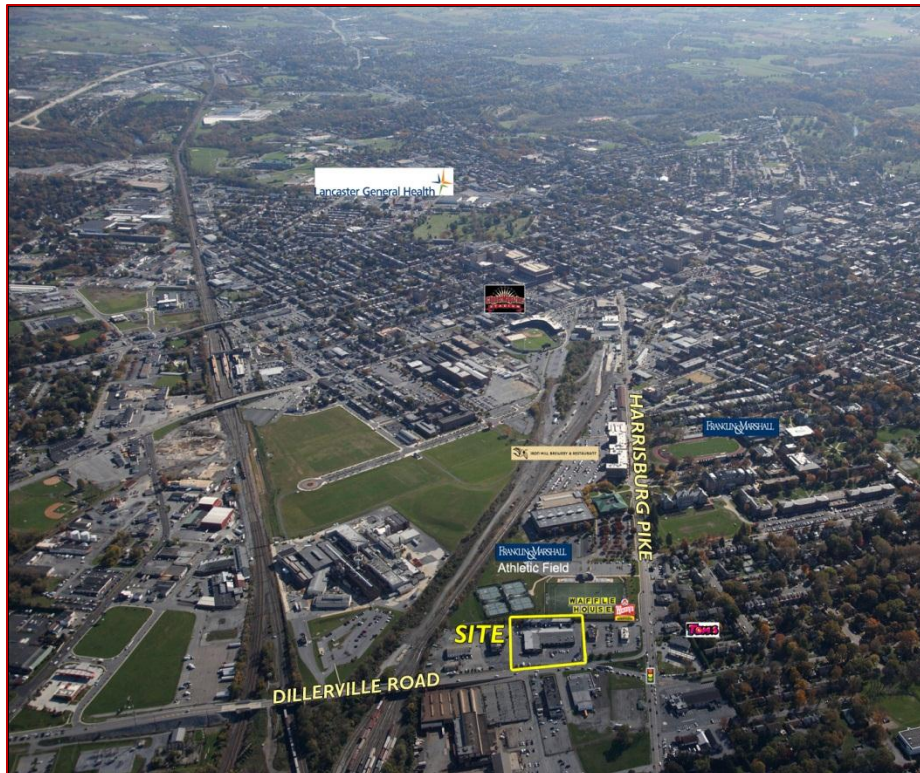


### Dillerville Square

Is a 28,000 square foot neighborhood mixed use retail/office center that is nestled close to both neighborhood homes and major industrial.

The center is within walking distance to Franklin & Marshall College campus and the property borders one of their athletic fields.

Dillerville Square sits at a major intersection on the edge of the Lancaster city limits.



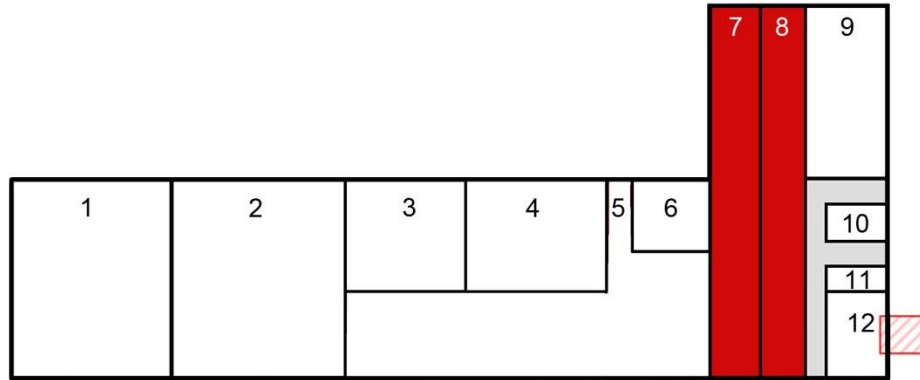
\*See reverse side for **site plan**

# Dillerville Square ~ FOR LEASE

± 2,500 – 5,000 SF Available  
 ± 2,640 SF Storage Space Available  
 ± 800 ~ 1,600 SF Storage Space Available



DILLERVILLE ROAD



### Subject to Change:

|         |                           |          |
|---------|---------------------------|----------|
| 1       | Subway                    |          |
| 2       | Peking Palace             |          |
| 3       | Country Pet Grooming      | 1,000 SF |
| 4       | MVP Sports & Games        | 1,400 SF |
| 5       | First Street Promotions   | 6,500 SF |
| 6       | Body Piercing             | 750 SF   |
| 7       | Available                 | 2,500 SF |
| 8       | Available                 | 2,500 SF |
| 9       | Mexican Grocer            | 1,650 SF |
| 10      | Mexican Grocer            | 1,800 SF |
| 11      | Carryout Courier          |          |
| 12      | Penn Dot Office           | 2,000 SF |
| 13      | Available (Storage Space) | 2,640 SF |
| Storage | Occupied                  |          |
| Storage | Available                 | 800 SF   |
| Storage | Available                 | 800 SF   |



For additional information, please contact:

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