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Lancaster County

Neighborhood Retail Center

ROSEVILLE SQUARE

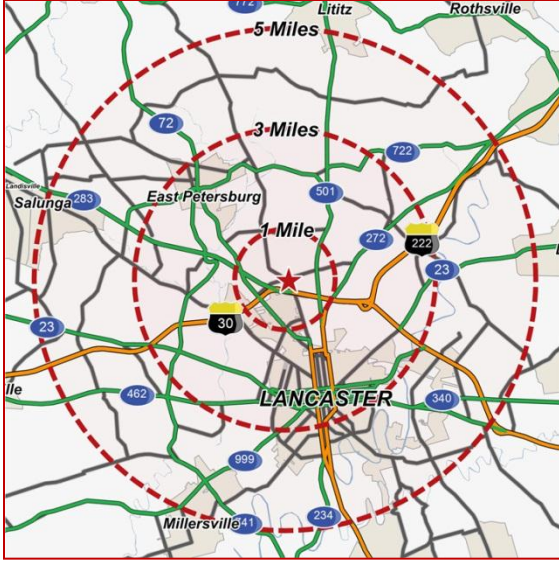
Total GLA – ± 48,668 SF

SAVEMART anchored center

Lancaster, PA 17601

Manheim Township

West Roseville Road & Fruitville Pike



2011 DEMOGRAPHICS:

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	4,201	93,199	169,482
Avg. HH Income	\$82,126	\$67,152	\$71,665
Daytime Population	10,377	73,733	113,375

SPACE AVAILABLE:

- ± 1,321 SF
- ± 5,798 SF

Roseville Square

A neighborhood retail center located just off Route 30 at Fruitville Pike has excellent visibility and access.

Wal-Mart is nearby tenant, which creates good "drive-by" traffic for this center.

In 2006, a new retail project along Fruitville Pike opened with a Starbucks, Five-Guy's Burgers, & Kinko's, that has cross access in parking lot.

*See reverse side for **site plan**



Traffic Count Fruitville Pike: 22,000 vehicles per day



SUBJECT TO CHANGE

Unit 1	The Beer & Beverage Shoppe	4,624 sf
Unit 2	Deli	2,264 sf
Unit 3	Education Station	7,610 sf
Unit 4	Nail Salon	1,408 sf
Unit 5	Spherion	1,820 sf
Unit 5A	Available	1,321 sf
Unit 6	SaveMART	23,178 sf
Unit 7	Dulux Paints	5,798 sf



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For additional information, please contact:

Jeremiah Hamilton
717.569.9373

jhamilton@lms-pma.com

Joe R. Deerin, CSM
717.569.9373

jrdeerin@lms-pma.com

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