

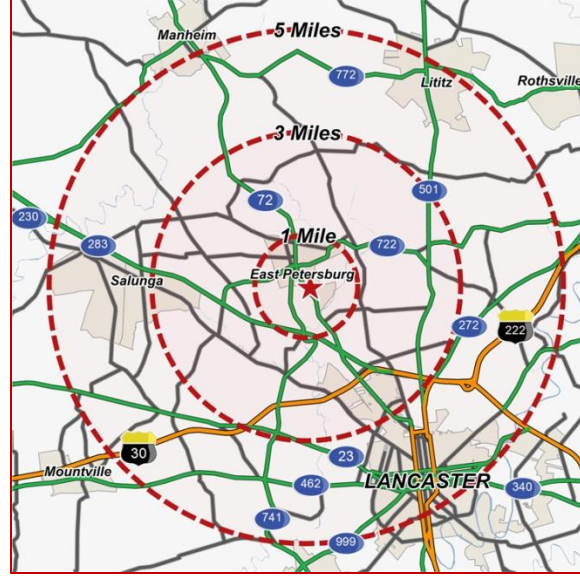
VILLAGE COMMONS

Total GLA – ± 29,711 SF

East Petersburg, PA 17520

East Petersburg Borough

2005 Miller Road & Main Street (Rt. 72)



2011 DEMOGRAPHICS:

| | <u>1 Mile</u> | <u>3 Mile</u> | <u>5 Mile</u> |
|--------------------|---------------|---------------|---------------|
| Population | 5,861 | 37,955 | 146,591 |
| Avg. HH Income | \$71,028 | \$97,405 | \$73,771 |
| Daytime Population | 4,444 | 33,525 | 107,917 |

Village Commons

is an attractive neighborhood shopping center with high exposure at the corner of a signalized intersection. The site has a wide variety of tenants including a Post office branch.

The site is prime for a modified, re-development to capitalize on this excellent location.



*See reverse side for **site plan**





Subject to Change:

| Bldg. A-1 | | |
|-----------|--------------------------|----------|
| 5513 | Guaranteed Home Mortgage | 1,090 SF |
| 5515-A | Available | 550 SF |
| 5515-B | Timblin Tailoring | 550 SF |
| 5515-C | Available | 492 SF |
| 5515 | Wired Home Automations | 1,094 SF |
| 5517 | Available | 530 SF |
| 5519 | The Music Resource | 540 SF |

| Bldg. A-2 | | |
|-----------|-------------------------------|----------|
| 5501-A | Thrivent Financial | 755 SF |
| 5501-B | Costello Builders | 755 SF |
| 5503 | Radiance Nails | 640 SF |
| 5505 | Prosper Mortgage Funding | 1,080 SF |
| 5507-A | Stofflet Financial Associates | 270 SF |
| 5507-B | Available | 490 SF |
| 5507-B1 | Available | 400 SF |
| 5507-C | Available | 292 SF |

| Bldg. B-1 | | |
|-----------|--------------------|----------|
| 2005 | BBQ & Burrito Shop | 768 SF |
| 2007-A | Available | 610 SF |
| 2007-B | Vector Marketing | 550 SF |
| 2007-C | Available | 345 SF |
| 2007 | Back Yard Birding | 1,365 SF |
| 2011 | Available | 1,340 SF |

| Bldg. B-2 | | |
|-----------|-----------------------------|----------|
| 2015-A | Filmlet Color Laboratories | 198 SF |
| 2015-B | Available | 1,031 SF |
| 2015-C | Newton Coins & Collectables | 273 SF |
| 2019-A | JML Ingredients Inc. | 607 SF |
| 2019-B | Pilates in Motion | 781 SF |
| 2019-C | Threads Needlework | 760 SF |
| 2023-F | Susquehanna Style Magazine | 700 SF |
| 2023-R | Available | 700 SF |

| Bldg. C | | |
|---------|-----------------------|----------|
| 2025 | Jewelry & Engraving | 700 SF |
| 2027 | PA Soccer School | 850 SF |
| 2029 | Available | 1,050 SF |
| 2031 | Hats Off A'Vous | 912 SF |
| 2033 | Hats Off | 640 SF |
| 2035 | Thomas P. Kennedy | 205 SF |
| 2037 | Prince Law Offices | 388 SF |
| 2039 | Boak Insurance Agency | 810 SF |
| 2041 | Available | 689 SF |
| 2043 | Michael DeMarco | 121 SF |
| 2045 | IMT Global, Inc. | 190 SF |
| 2049 | U.S. Post Office | 3,600 SF |

LMS
Commercial Real Estate
www.LMS-PMA.com

For additional information, please contact:
 Wilay Boensch
 717.569.9373 x 616
wboensch@lms-pma.com

The information herein (including all taxes pertaining to the same) has been obtained from sources deemed reliable. While we do not doubt its accuracy, we have not verified and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness and is subject to correction or can be withdrawn without notice.

VILLAGE COMMONS
 Retail & Professional Office Building
 Retail & Office Space
 ± 492 ~ 1,340 SF Available
 ± 1.75 Acre Proposed Pad Site Available