TRUE Commercial Real Estate LLC

Hempfield Shopping Center

East Hempfield Township | Lancaster County

301 Main St. Landisville, PA 17538

For Lease

3,120 +/- SF end-cap space available in Landisville. Excellent opportunity for retail, restaurant, medical, & many other uses.

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Hempfield Shopping Center

PROPERTY & MARKET OVERVIEW

The Hempfield Shopping Center offers a true "Main & Main" location for community focused commercial businesses. The location provides exceptional access to both the East and West Hempfield Townships and their 40,000+ residents. The immediate trade-area anchors include Hempfield School District's Landisville Campus, Nook Sports & Event Center and the brand New 340,000 SF PennState Health Lancaster Medical Center.

This center is anchored by CVS Pharmacy and offers strong co-tenancy with Morton's School of Dance, State Farm Insurance, V&S Nails, East Stylez Salon, and Parma Pizza. This excellent tenant line-up ensures an active center with all-day foot traffic.

Lease rates are negotiable based on length of term commitment, space improvements requirements, etc.

TRAFFIC COUNTS

- Main Street: ..... 6,836 VPD
- Church Street: ..... 6,496 VPD

PROPERTY DETAILS

- Total Building Size:.....20,715 SF
- Lease Rate/Terms: .....Negotiable
- NNN Costs:.....$3.50/SF Est.
- Zoning: .....Village Center
- Land/Lot Size: .....1.39 acres
- Parking:..... 70+ spaces, Paved Lot
- Heating:..... Natural Gas
- Cooling:.....Central A/C
- Water/Sewer:.....Public

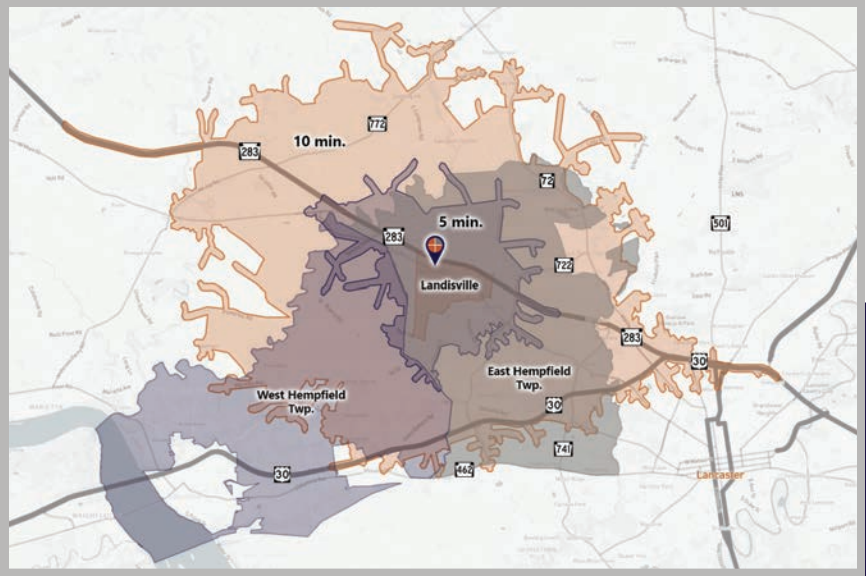
SPACE AVAILABLE

- Unit G:..... 3,120 SF

DEMOGRAPHICS

Variable	Hempfield Shopping Center 301 Main St. Landisville, PA 17538				
Travel Distance from Site	5 minutes	10 minutes	Landisville, PA	East Hempfield Twp.	West Hempfield Twp.
Total Population	7,856	47,049	2,055	25,427	16,775
Population Density (Pop per Sq. Mile)	840.1	904.2	1,610.4	1,206.8	909.0
Total Daytime Population	8,147	57,348	2,108	31,300	16,088
Total Households	3,075	18,964	787	10,438	6,272
Per Capita Income	$42,457	$40,437	$44,325	$43,603	$33,652
Average Household Income	$109,470	$100,638	$112,389	$106,295	$89,871
Average Disposable Income	$83,028	$76,455	$84,507	$79,436	$70,467
Total (SIC01-99) Businesses	283	2,560	94	1,369	434
Total (SIC01-99) Employees	4,689	42,555	1,216	23,479	8,620
Annual Budget Expenditures (Index)	117	108	119	114	96
Senior Dependency Ratio (Index)	98	97	98	97	97
Retail Goods (Index)	117	107	120	113	96
Food (Index)	113	106	115	112	94

Travel Distance from Site



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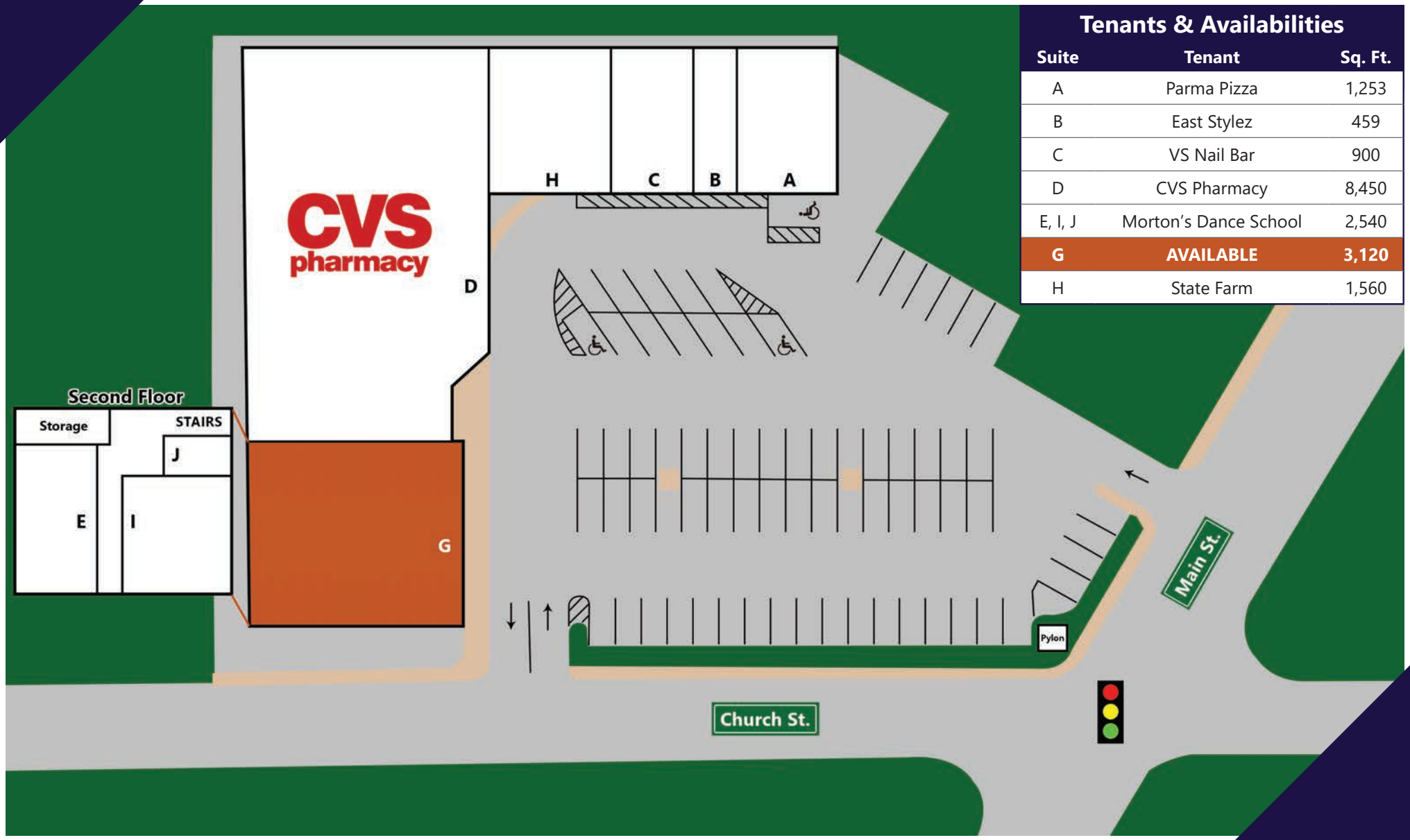
Hempfield Shopping Center | Site Plan



Tenants & Availabilities

Suite	Tenant	Sq. Ft.
A	Parma Pizza	1,253
B	East Stylez	459
C	VS Nail Bar	900
D	CVS Pharmacy	8,450
E, I, J	Morton's Dance School	2,540
G	**AVAILABLE**	**3,120**
H	State Farm	1,560

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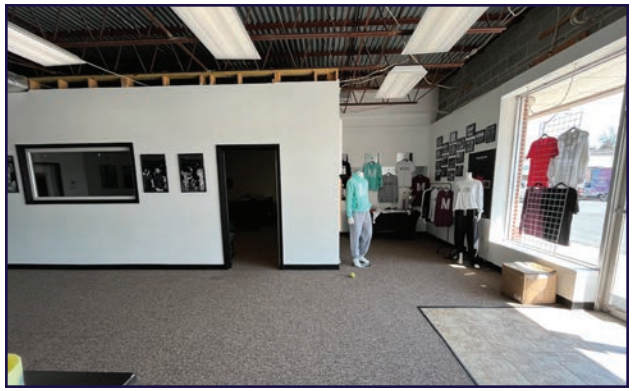
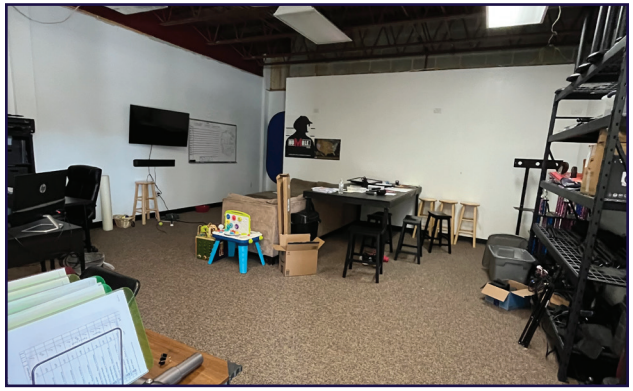
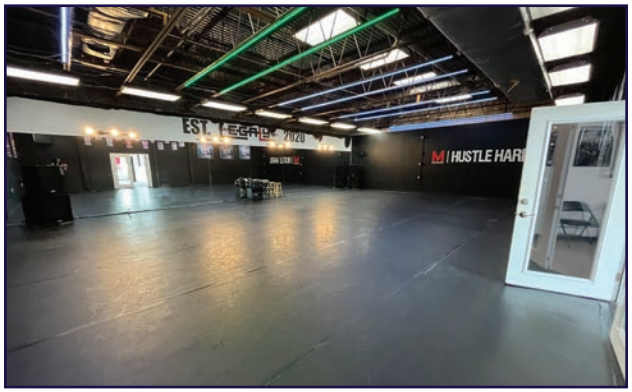
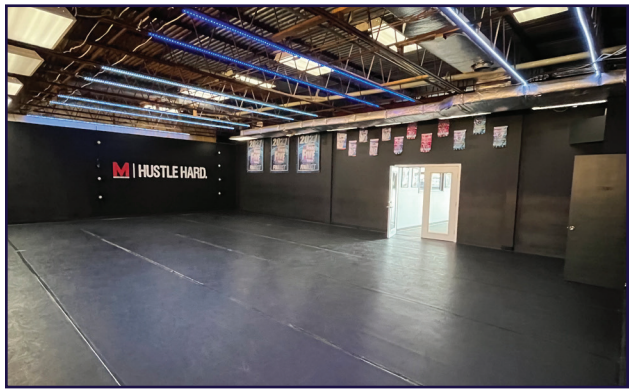
Unit G | Space Overview & Photos





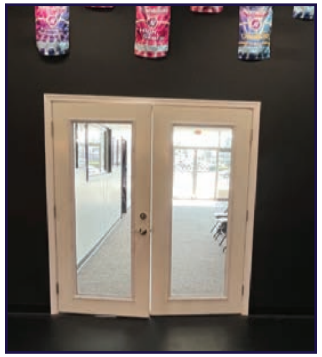


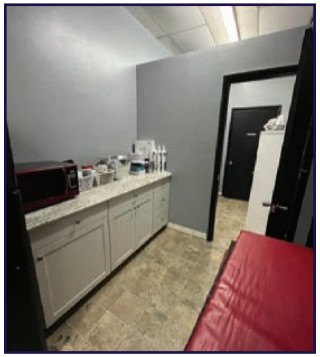


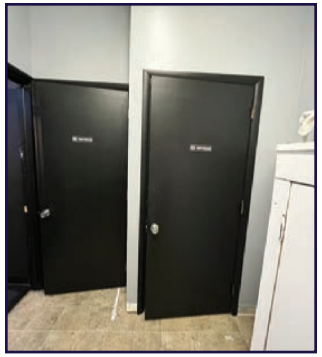
SPACE OVERVIEW

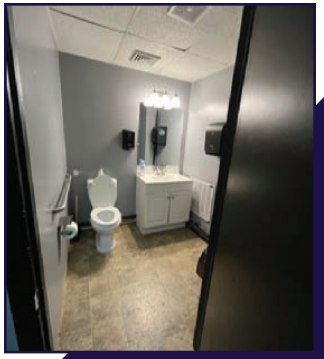
Unit G offers 3,120 +/- SF of mostly open layout. The initial entry includes a reception desk and waiting area. There are several large dimension private rooms, including one very large open room. The space includes two (2) bathrooms and small kitchenette/storage area that leads out to the rear of the building.

This space can be redesigned to accommodate a wide array of uses, such as retail, restaurant, medical, and much more. Endless possibilities await.









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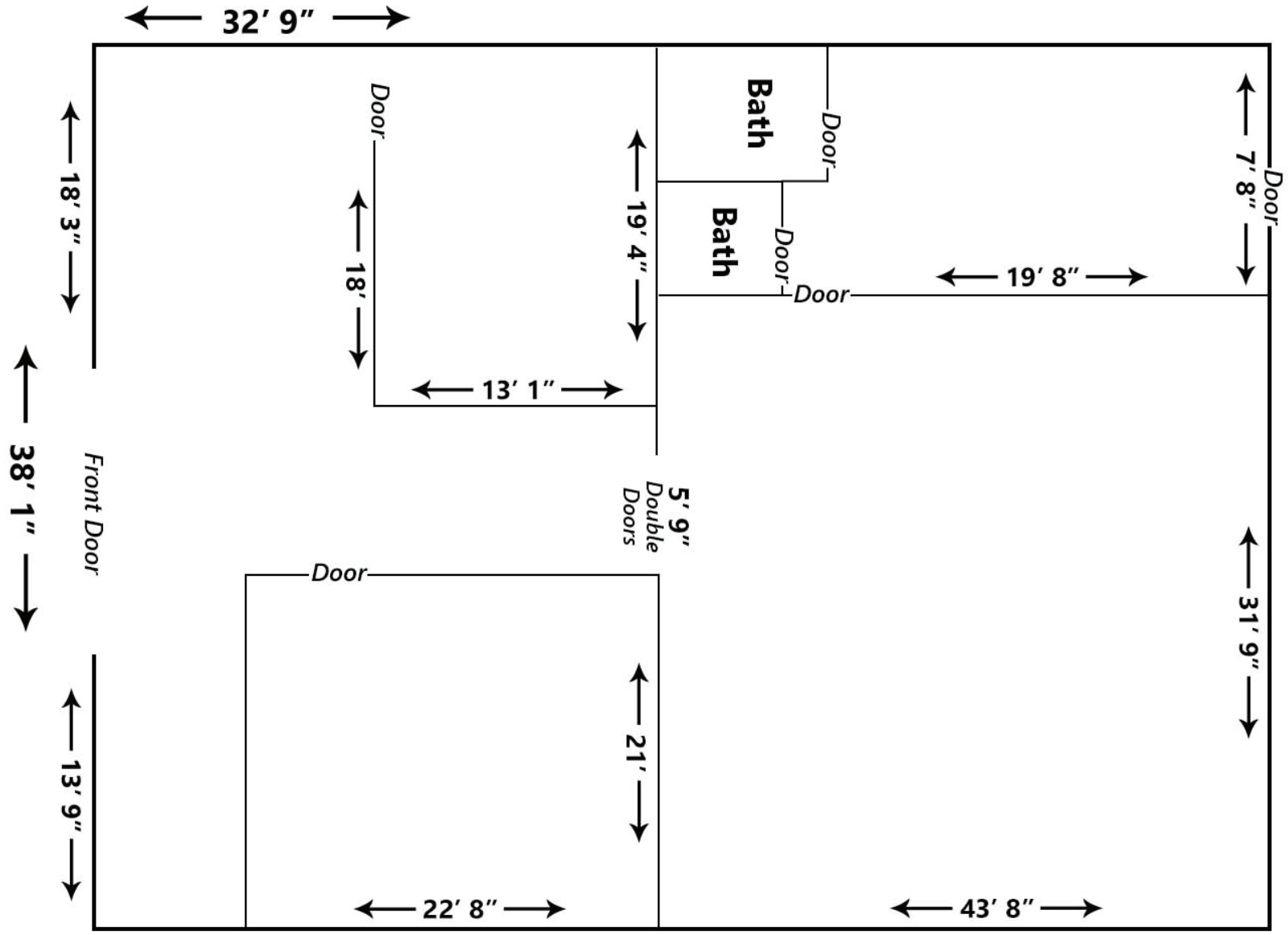
Unit G | Floor Plan



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Established Regional Competition Map

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Aerial Drone & Exterior Photos

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Aerial Drone Photo

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