



VILLAGE SHOPPES AT BRIGHTON

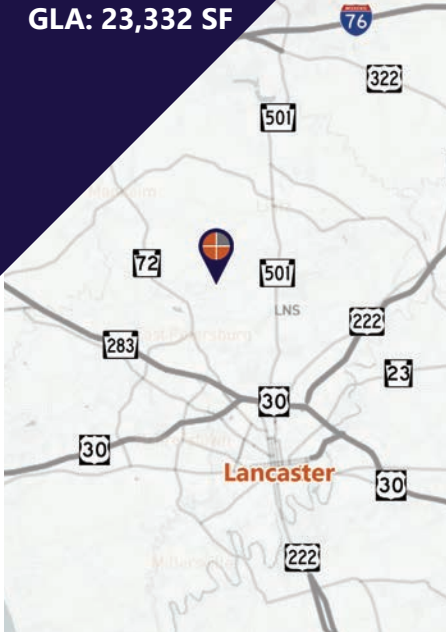
Manheim Township | Lancaster County

1231 Erbs Quarry Road Lititz, PA 17543

FOR LEASE

A wonderful neighborhood center located at the intersection of Fruitville Pike and Erbs Quarry Road.

GLA: 23,332 SF



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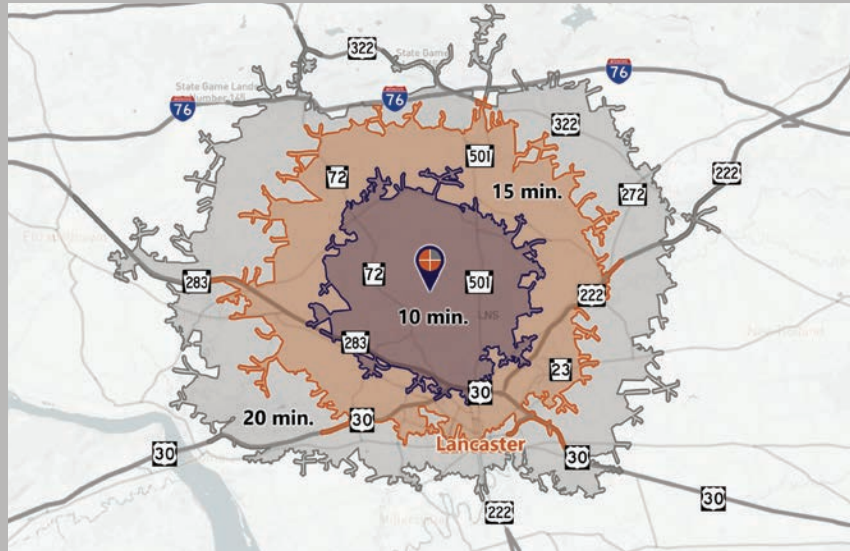


VILLAGE SHOPPES AT BRIGHTON

DEMOGRAPHICS

Variable	Brighton Village Shoppes			
Travel Distance from Site	5 minutes	10 minutes	15 minutes	20 minutes
Total Population	11,044	56,636	136,649	272,492
Population Density (Per Sq. Mile)	1,364.6	1,442.6	1,319.6	1,291.3
Total Daytime Population	7,471	59,766	159,400	289,436
Total Households	3,962	21,924	53,806	106,036
Per Capita Income	\$65,202	\$50,075	\$48,311	\$42,247
Average Household Income	\$180,048	\$128,646	\$121,905	\$108,154
Average Disposable Income	\$122,160	\$93,723	\$89,580	\$81,159
Aggregate Disposable Income	\$483,996,706	\$2,054,787,490	\$4,819,925,316	\$8,605,819,293
Total (SIC01-99) Businesses	224	2,612	6,770	11,827
Total (SIC01-99) Employees	2,398	34,639	106,294	178,706
Total (SIC01-99) Sales	\$652,514,555	\$7,087,574,164	\$17,598,984,313	\$30,934,921,175
Annual Budget Expenditures	\$602,460,983	\$2,412,309,084	\$5,625,653,957	\$9,870,048,626
Retail Goods	\$191,110,390	\$758,510,444	\$1,761,619,565	\$3,084,260,118

Travel Distance from Site



PROPERTY & MARKET OVERVIEW

Village Shoppes at Brighton is a well-positioned neighborhood retail center located in Manheim Township, Lititz, PA. The center is situated at Fruitville Pike & Erbs Quarry Rd., a fully-signaled intersection and is directly across from the main entrance to Bent Creek Country Club, a gated golf & residential community featuring one of the region's finest championship golf courses.

In addition to its immediate proximity to Bent Creek, the center is surrounded by some of the region's premier housing developments such as *Stonehenge*, *The Farm at Quarry Road*, and numerous other communities of significant density and prestige. Perhaps most importantly, the center was designed and developed as one of the region's first true traditional village neighborhoods and offers a dense yet pedestrian-friendly environment to the residents of Brighton Village. This Planned Residential Development with its first class commercial buildings is routinely recognized as an excellent example of smart growth and urban planning.

The property consists of four (4) service/retail-related buildings. Space available is a great opportunity for a full-service salon, medical use, plastic surgeon, and many other uses. Space can be subdivided as well.

PROPERTY DETAILS

- Gross Leaseable Area:..... 23,332 SF
- Lease Rate/Terms: Negotiable/NNN
- Parking:..... Paved, Shared Lot
- Year Built:..... 2013
- Heating:..... Gas
- Cooling:..... Central Air
- Water/Sewer:..... Public
- Zoning:..... R-1 Residential District, Approved Planned Residential Development

SPACES AVAILABLE

- 1183-1 (after 30 days):..... 1,666 SF
- 1183-3 (after 30 days):..... 920 SF
- 1170-5 (after 30 days):..... 1,773 SF

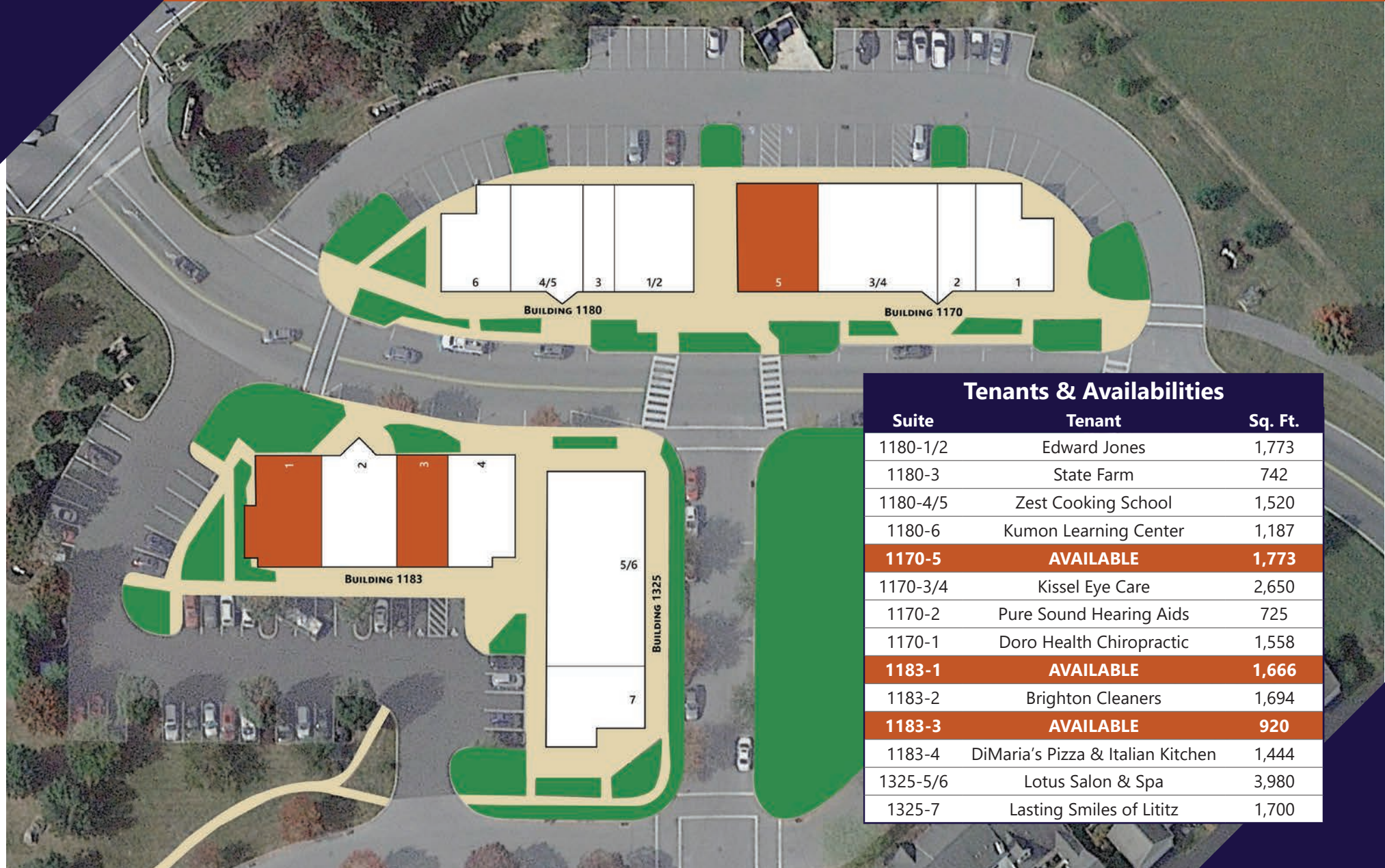
TRAFFIC COUNTS

- Fruitville Pike:..... 12,810 VPD

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SITE PLAN | VILLAGE SHOPPES AT BRIGHTON



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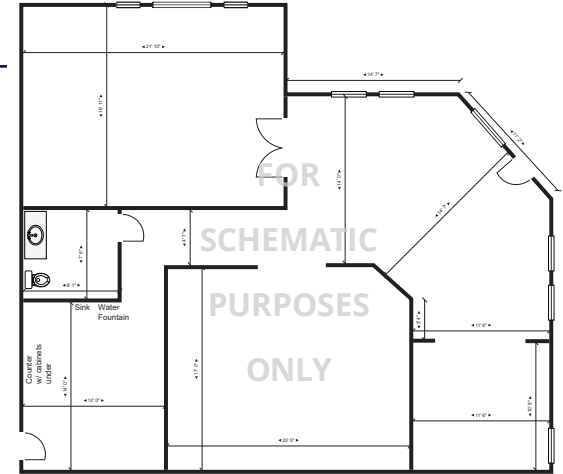
SUITE 1183-1 | SPACE OVERVIEW & PHOTOS



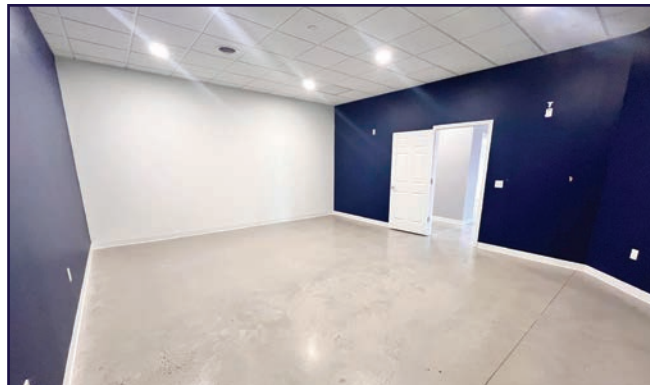
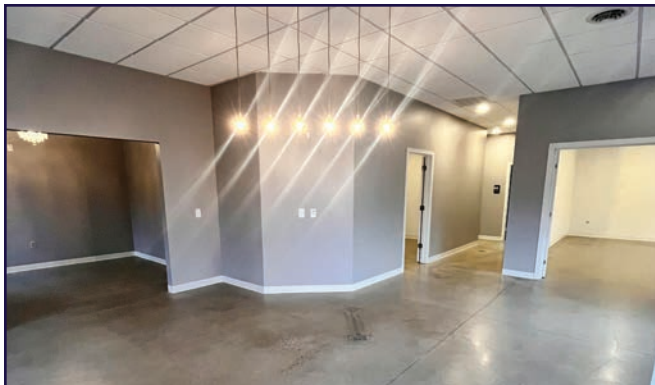
SPACE OVERVIEW

Suite 1183-1 is a gorgeous, naturally well-lit corner retail/medical/office space offering 1,666± SF. The space is currently occupied by a fine art portrait studio.

Upon entering the space the layout is open with a room to the left and two larger private rooms to the right. Down the hall a beautiful ADA restroom and adjacent a backroom/private area that leads out to the back of the building and rear parking lot. Outside of this space offers a wonderful patio area for a coffee shop/café to make use of. Many possibilities for retail, office, or medical uses.



Floor plan is for schematic purposes only.



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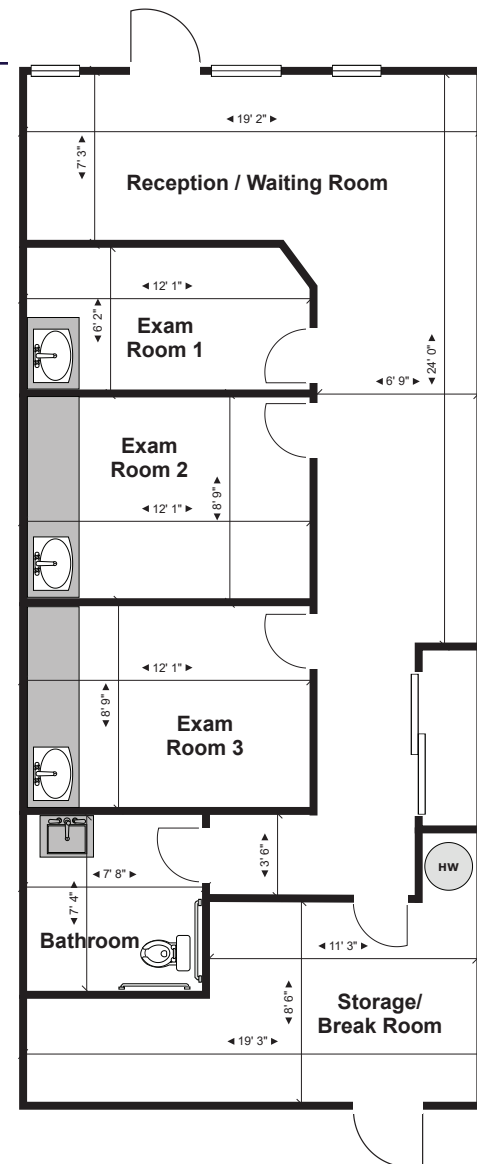
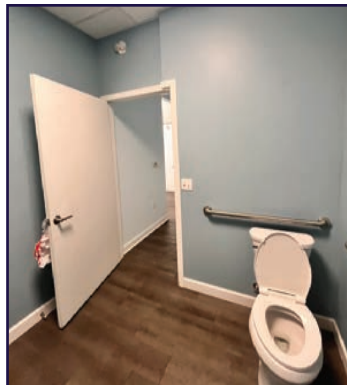
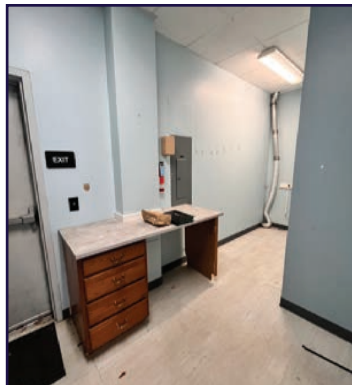
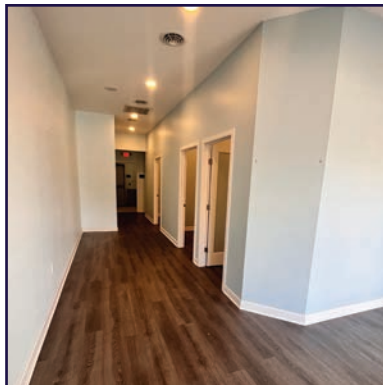
SUITE 1183-3 | SPACE OVERVIEW & PHOTOS



SPACE OVERVIEW

Suite 1183-3 is an in-line retail/medical/office space offering 920± SF. The space was previously occupied by a medical spa.

Upon entering the space, you walk into a reception and waiting room. Down the hall, you will find three exam rooms, each equipped with a sink and counter area. At the end of the hall, there is an ADA-compliant bathroom, a closet, and a storage/break room that leads to the back of the building and the rear parking lot.



Floor plan is for schematic purposes only.

Measurements are approximate and not architectural measurements. Tenants must verify all measurements and square footage.

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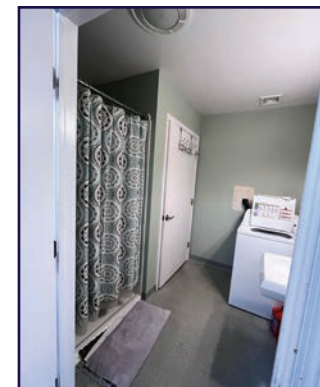
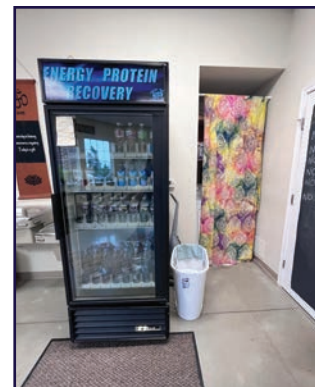
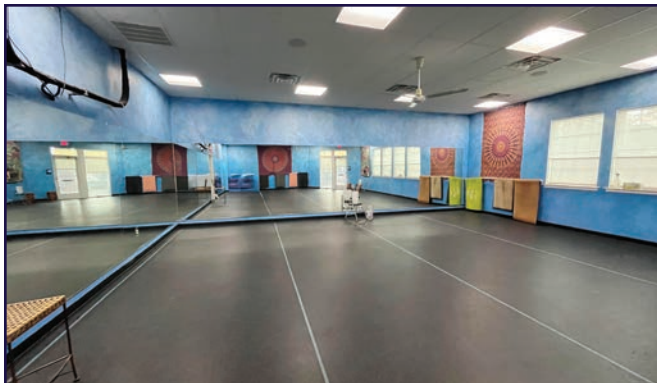
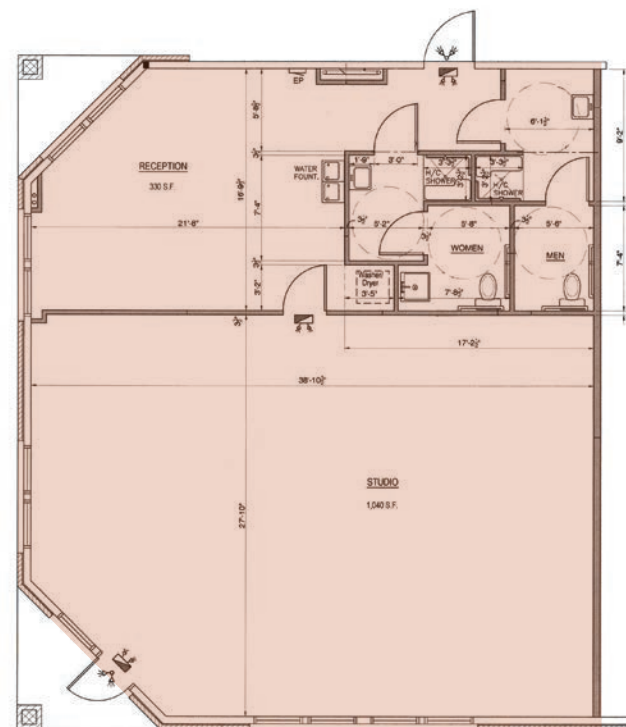


SUITE 1170-5 | SPACE OVERVIEW & PHOTOS



SPACE OVERVIEW

This beautiful, naturally well-lit corner yoga studio offers 1,773 SF of space and is currently occupied by Yoga United at Brighton. Upon entering from the rear door off the parking lot, you step into the reception area. From there, you can proceed into the main yoga studio to begin your session, where a variety of classes are held, including hot yoga. Afterwards, you have access to an area to change and shower. This space is versatile and can also be ideal for other uses such as dance studios or martial arts classes, making it a turn-key opportunity for a new yoga business.



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DRONE PROPERTY PHOTOS



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DRONE PROPERTY PHOTOS

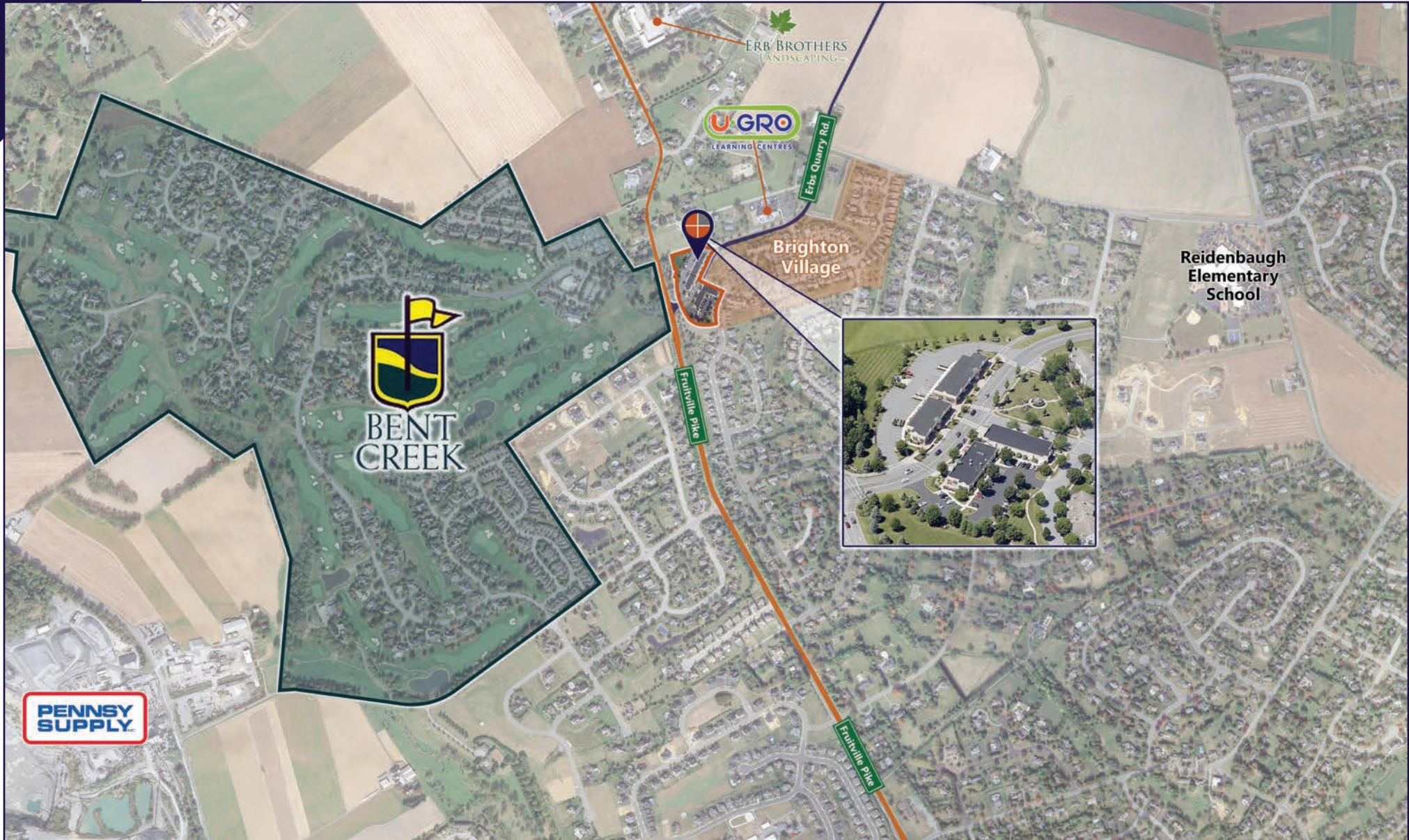


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ESTABLISHED REGIONAL AREA MAP



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ABOUT BENT CREEK COUNTRY CLUB

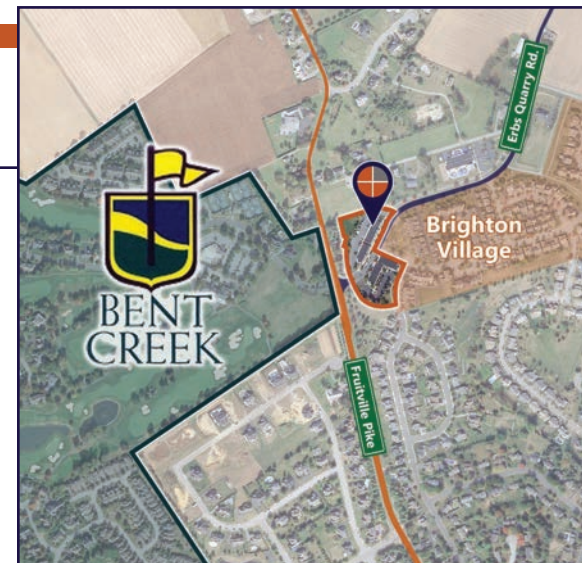


THE PREMIER FAMILY-ORIENTED PRIVATE COUNTRY CLUB IN LANCASTER COUNTY

Bent Creek Country Club strives to provide their members with the highest level of amenities and services. Their first-class golf course is maintained on a day-to-day basis with championship turf conditions. They also offer a variety of other activities including tennis, swimming, and dining facilities. It is their goal to provide a complete range of support facilities that comprise a family-oriented, prestigious country club.

Bent Creek was built by individuals who are dedicated to the great traditions and heritage of the game of golf. They strive to nurture, develop, and protect the ideals of the game among the membership, for present and future generations.

They are dedicated to providing a first-class country club experience and invite you to join them to see the many facets of Bent Creek.



BENT CREEK OFFERS

GOLF

Their 18-hole championship golf course was designed by the acclaimed course architect Jay Morrish, who won the Golf Course Architect of the Year award in 1991, the same year he began work there. Bent Creek has the distinction of being the only Northeastern course designed by Morrish. The course has been praised for its beautifully-manicured, highly-challenging design.

For professionals or high-handicap beginners, Bent Creek offers a rewarding golf game. The course is par 71 from all four sets of tees, and has a yardage range of 5,289 for women and 6,750 for men. It is a course that has been designed to be easy to walk, featuring the visual appeal of gently rolling hills, beautiful lakes, and a meandering creek. The playing surface consists of bent grass greens, fairways, and tees.



TENNIS

Their 6 Har-Tru tennis courts are perfect for both competitive and casual play. The courts are open daily. Their professional staff offer lessons, clinics, and programs for all ages and skill levels. For those interested in competitive play, there are USTA teams and Club Championships for men and women. They have also added pickleball courts on two of the Har-Tru courts.

POOL

Their 6-lane, 25-meter, competitive-size heated pool is ideal for relaxation and exercise. Surrounded by comfortable lounge chairs, it's a wonderful way to spend a warm summer day with friends and family.

DINING & EVENTS

Bent Creek Country Club offers a dining venue for every occasion. Whether you're looking for something casual or formal their hospitality professionals will provide a memorable dining experience for you and your guests. They also do weddings and events and offer several beautiful indoor and outdoor spaces that can accommodate up to 180 guests.



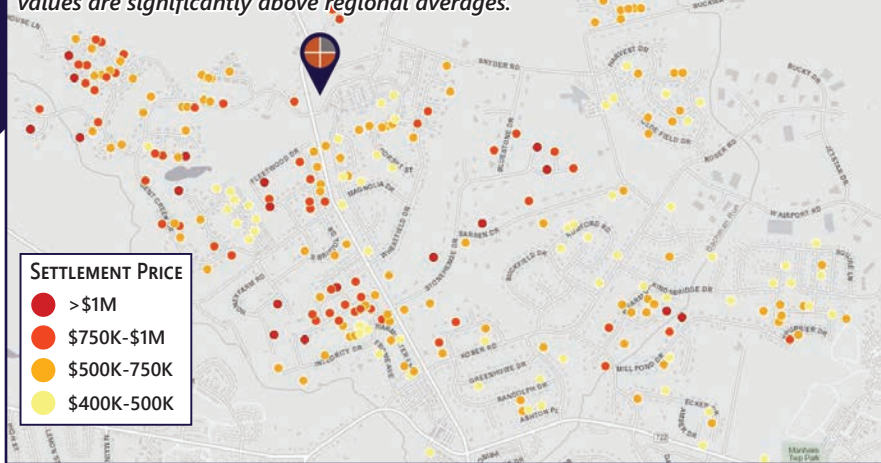
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AREA RESIDENTIAL NEIGHBORHOODS

SINGLE FAMILY HOME SALES - IMMEDIATE MARKET AREA

The Village Shoppes at Brighton is surrounded by strong clusters of home sales whose values are significantly above regional averages.



TRUE's demographic analyses filtered all Pennsylvania Census Tracts to identify premier tracts in the categories of Income, Population, Households, and Net Worth. These locations, spread throughout Pennsylvania, are indicated on the map above.

While the map does highlight premier census tracts in the more heavily populated Philadelphia and Pittsburgh metropolitan areas, eleven (11) of these census tracts are located in other parts of the state including, most notably, two (2) tracts located in Lancaster which are immediately adjacent to the Village Shoppes at Brighton.

LEADING PA CENSUS TRACTS

Highlighting Premier Income, Wealth & Population

Census Tracts:	420710119.01	420710119.03
Median Net Worth (Index)	545	257
Average Household Income (Index)	216	152
Per Capita Income	\$79,684	\$63,487
Total Population	6,758	4,044
Total Households	2,377	1,607

STONEHENGE

Stonehenge is a luxury home neighborhood located north of Lancaster City in Manheim Township, just south of Bent Creek. The homes are unique and were/are built by some of Lancaster County's top luxury home builders such as Costello, Simeral Construction, and Jon Warner Homes.

- Home Type:..... Single Family
- Age Range: 2011 to 2022
- Closing Prices:..... \$610,000 to \$1,495,000
- Square Footage:..... 2,705 to 9,271 SF
- Beds/Baths: . 4-5 Bedrooms/3-10 Bathrooms
- Median Sale Price:..... \$801,023

STONEHENGE RESERVE

Stonehenge Reserve is a distinctive neighborhood built by the prestigious Costello Builders, that is nestled in Manheim Township, where spacious fields and all the conveniences of a thriving community are right at your finger tips. Enjoy the beautifully landscaped pond and grand entrance.

- Home Type:..... Single Family
- Age Range: 2011 to 2022
- Closing Prices:..... \$432,000 to \$1,175,000
- Square Footage:..... 2,127 to 5,491 SF
- Beds/Baths: 3-5 Bedrooms/3-6 Bathrooms
- Median Sale Price:..... \$750,000

BENT CREEK

Bent Creek Country Club and residential community offers the best in luxury throughout all of Lancaster County. Close to downtown Lititz in Manheim Township, Bent Creek offers single family homes & villas within a gated community and offers one of the best championship golf courses in the region.

- Home Type:..... Single Family, Townhouse
- Age Range: 1993 to 2008
- Closing Prices:..... \$355,000 to \$1,175,000
- Square Footage:..... 1,000 to 6,890 SF
- Beds/Baths: 2-5 Bedrooms/2-7 Bathrooms
- Median Sale Price:..... \$687,500

BRIGHTON VILLAGE

Brighton was the first Traditional Neighborhood Development (TND) to be created in Lancaster County. The neighborhood boasts various sizes and styles of homes to suit virtually every homeowner. Brighton is conveniently located in Manheim Township on Fruitville Pike across from Bent Creek.

- Home Type:..... Single Family, Townhouse
- Age Range: 1997 to 2007
- Closing Prices:..... \$262,900 to \$625,500
- Square Footage:..... 1,428 to 2,892 SF
- Beds/Baths: 2-5 Bedrooms/2-3 Bathrooms
- Median Sale Price:..... \$355,000

THE FARM ON QUARRY ROAD

The Farm on Quarry Road is a carefully planned residential community nestled just off of Fruitville Pike in Manheim Twp., along Quarry Road and across from Bent Creek. The Farm's custom homes are designed by Rebecca Simeral and built by Simeral Construction Company.

- Home Type:..... Single Family
- Age Range: 2006 to 2022
- Closing Prices:..... \$1,130,000 to \$1,237,500
- Square Footage:..... 5,041 to 5,656 SF
- Beds/Baths: 4 Bedrooms/5 Bathrooms
- Median Sale Price:..... \$1,183,750

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AERIAL DRONE PHOTO



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