

LEOLA COMMONS

340 West Main Street | Leola, PA | 17540



± 3,520 SF PAD AVAILABLE | FOR SALE OR LEASE



PROJECT

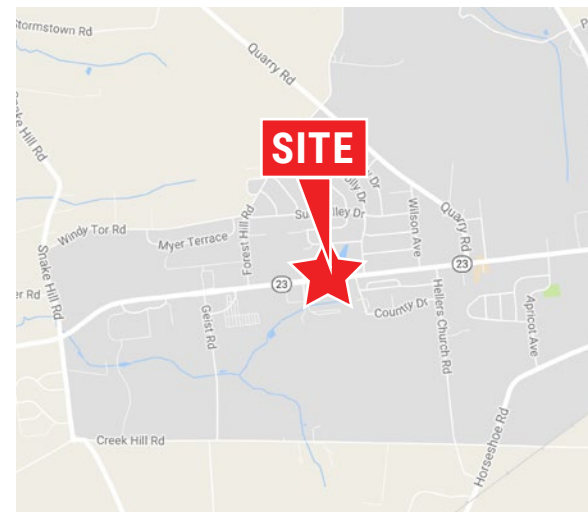
Leola Commons is a neighborhood grocery anchored retail shopping center situated along New Holland Pike (Route 23) in Leola, Pennsylvania. The center is anchored by a regional discount grocer, Sharp Shopper and has other co-tenants including Advance Auto Parts and Two Brother's Pizza. The property also contains a 3,520 square-foot pad site opportunity that would be ideal for a financial institution.

LOCATION

Leola Commons is strategically positioned with significant frontage along the market's primary retail corridor along New Holland Pike (48,000 CPD). The center benefits from the high-volume traffic flow of New Holland Pike, which is one of the market's heaviest traveled roadways. The roadway acts as a focal point for retail, with a trade area that extends more than 5 miles, attracting a vast customer base. With the high concentration of traffic driven by the surrounding retail, the center pulls from not just the immediate trade area but the surrounding market points as well.

TRADE AREA

Adding to the stability of the project, Leola Commons shows a 20-minute drive time demographic of over 391,077 people with household incomes of more than \$77,386 and daytime employment demographics equally as strong with 243,500. The demographics within a 10-mile radius include 315,291 people in 120,288 homes, a labor force of 203,889 with an average household income of \$77,023. The area's growth since 2000 has increased over 13.8% with 16,630 new homes.



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	3,453	17,182	71,853
Employees	2,475	10,329	51,953
Average HHI	\$86,213	\$88,219	\$80,809
Number of Households	1,193	6,116	27,286

TRAFFIC COUNTS

NEW HOLLAND PIKE (ROUTE 23):
48,039 CPD



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TENANT ROSTER		
SPACE	TENANT	AREA (SQ FT)
328-336	ADVANCE AUTO	8,040
340	SHARP SHOPPER	31,042
344	TWO COUSINS PIZZA	1,933
PAD	AVAILABLE	3,520



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