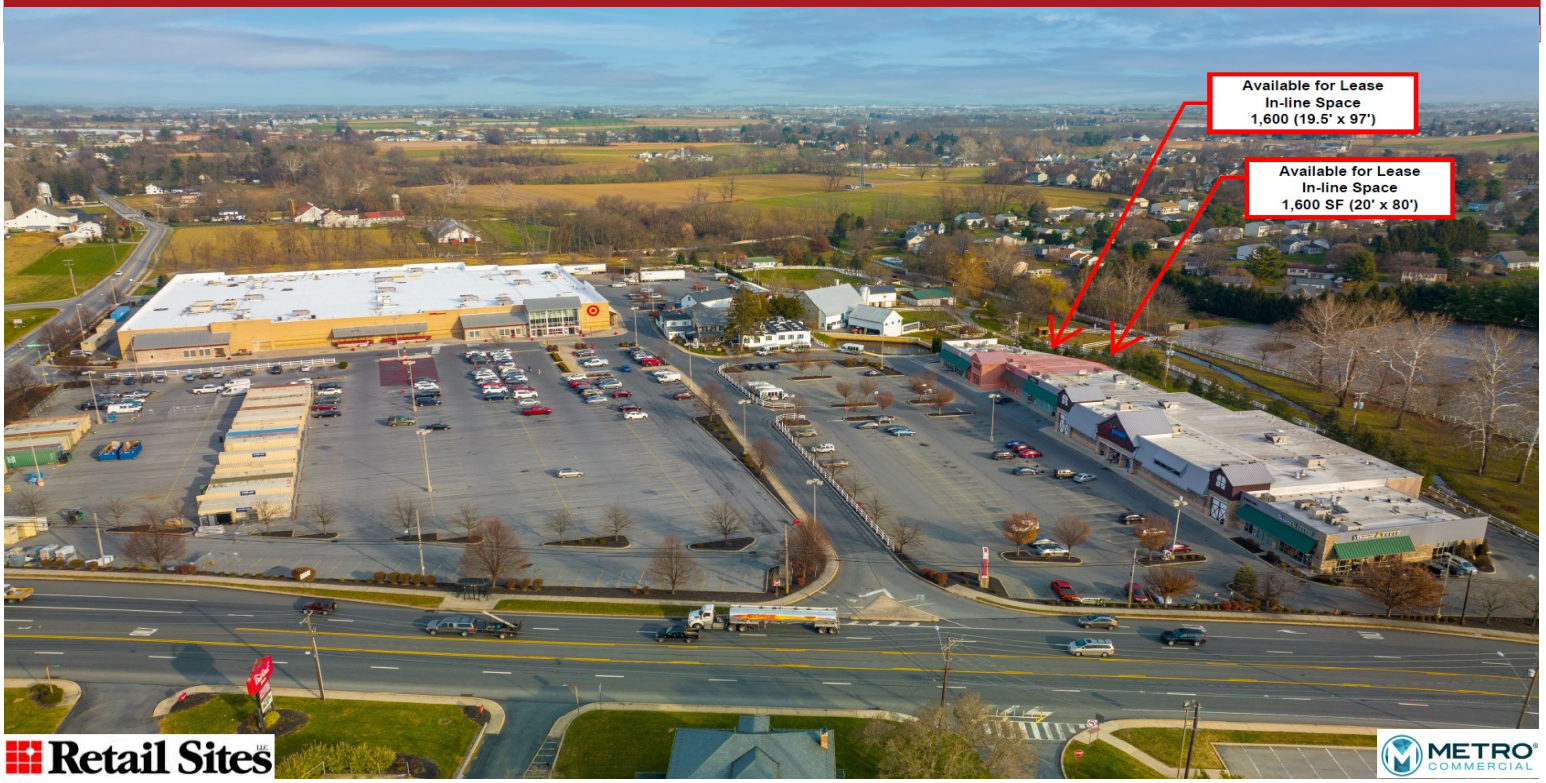
Retail Sites LLC
www.retailsites.net

Call: (856) 778-4900
101 W Main St, Suite 100,
Moorestown, NJ 08057

Covered Bridge Marketplace

2405 Covered Bridge Drive, Lancaster (East Lampeter), PA 17602 38,837 SF
Shopping Center shadow anchored by a 120,000 SF Target
2 - 1,600 SF In-line Spaces Available for Lease



Location

- Signalized intersection located on Lincoln Highway East (Rt 30) & Whitmer Road
- 41,000 ADT on Lincoln Highway East
- Neighboring retailers include Staples, Kohl's, Aldi, Chic-fil-A, Texas Roadhouse, Cracker Barrel, among others

Demographics	1 Mile	3 Miles	5 Miles
Average Income:	$92,976	$92,522	$94,041
Population:	1,574	19,632	64,288

Link to Drone Video

https://vimeo.com/783006235/2d35fe4e8c

Description

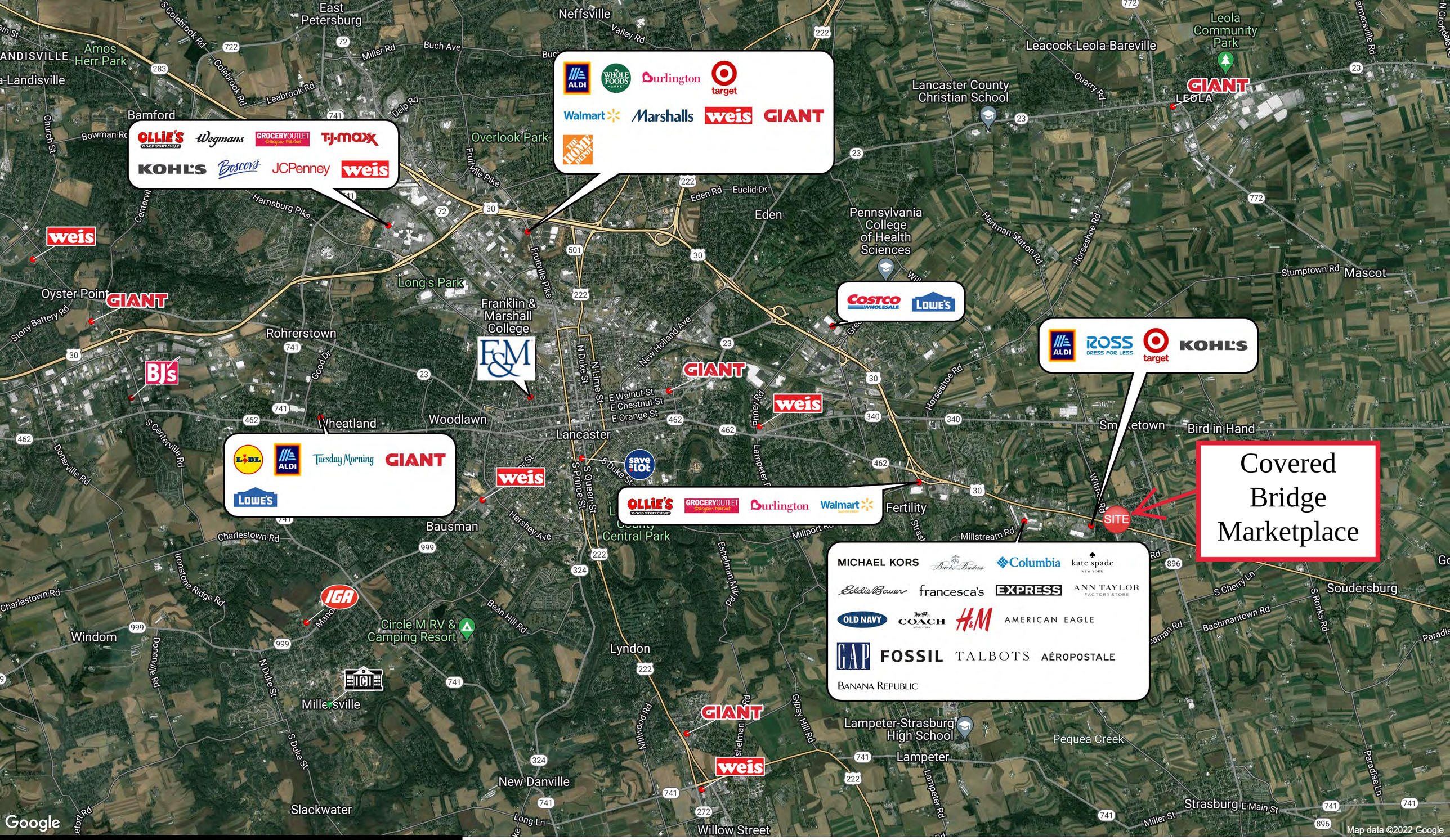
- ± 38,837 SF Shopping Center, Shadow Anchored by 120,000 SF Target
- 2 - 1,600 SF In-line Spaces available for Lease
- Tenants Include: PetSmart, CiCi's Pizza, Ilera Healthcare, Shadow Anchored Target
- Amish Farm and House located at the center generates over 100,000 visitors a year
- Located 1 mile from Dutch Wonderland, Tanger Outlets, and American Music Theatre generating over 2,000,000 visitors a year

CONTACT INFORMATION

Tyler Arsenault Cell: (609) 751-2965
(856) 778-4900 | tarsenault@retailsites.net

ICSC

Brendan Mulligan Metro Commercial
Office: (856) 866-1900 Cell: (267) 519-7582
email:bmulligan@metrocommercial.com



2405 Covered Bridge Dr Lancaster, PA 17602	1 mi Radius	3 mi Radius	5 mi Radius
Population	1,505	19,747	64,060
Average HH Income	$69,981	$91,058	$92,016
Median HH Income	$97,650	$83,704	$77,337

2405 Covered Bridge Dr
Lancaster, PA 17602

August 2022

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Retail Sites



Covered Bridge Marketplace

cricket · CVS pharmacy · cicis pizza · target · Panera Bread · PETSMART · GameStop

AMERICAN MUSIC THEATRE

1,600 Seat Capacity

Tanger Outlets Lancaster

claire's · POTTERY BARN · MICHAEL KORS · Brooks Brothers · Columbia · west elm · kate spade NEW YORK · Eddie Bauer · Clarks · francesca's · FAMOUS footwear · EXPRESS · SKECHERS · ANN TAYLOR FACTORY STORE · OLD NAVY · COACH · Rack Room Shoes · H&M · Bath&Body Works · JOHNSTON&MURPHY · AMERICAN EAGLE · GAP · FOSSIL · TALBOTS · AÉROPOSTALE · BANANA REPUBLIC

Mill Creek Square

five BELOW · ALDI · SALLY BEAUTY · ROSS DRESS FOR LESS · KOHL'S · Red Robin · BED BATH & BEYOND · petco · Staples

Rockvale Outlets

Bonworth · Disney store · TRUIST · Kirkland's · carter's · LOFT OUTLET · Comfort Inn · FAMOUS footwear · QDOBA · Olive Garden · Cracker Barrel · LONG JOHN SILVER'S · BURGER KING · Kentucky Fried Chicken · THE CHILDREN'S PLACE · LANE BRYANT · maurices

Quality Centers

T-Mobile · DOLLAR TREE · DICKEY'S BARBECUE PIT · Great Clips · WAFFLE HOUSE

2405 Covered Bridge Dr Lancaster, PA 17602	1 mi Radius	3 mi Radius	5 mi Radius
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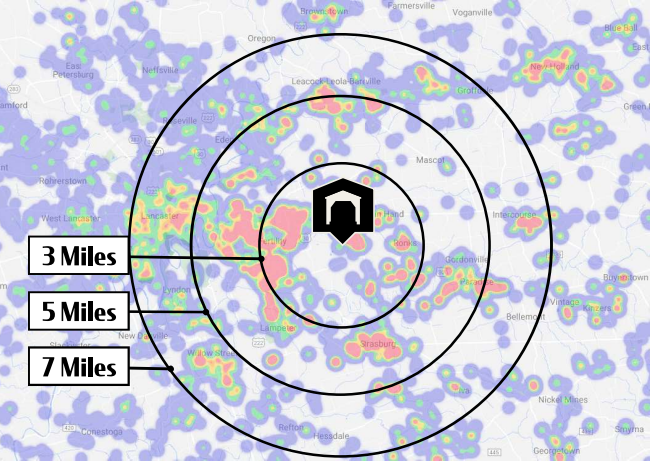
2405 Covered Bridge Dr

Lancaster, PA 17602

Retail Sites

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# of Visits

High

Low

VISITS PER YEAR

2.2M

AVG. DWELL TIME

43 Minutes

STATE RANKING

137/316



PETSMART

Annual Visits

230.2K

State Ranking

11/53




Available for Lease
1,600 SF
19.5 ' x 97'
Available for Lease
1,600 SF
20' x 80'
cicis
PETSMART
Covered Bridge
Marketplace
2405 Covered Bridge Drive
Lancaster, PA

COVERED BRIDGE MARKETPLACE

2405 Covered Bridge Drive | Lancaster, PA | 17602

RETAIL SPACE

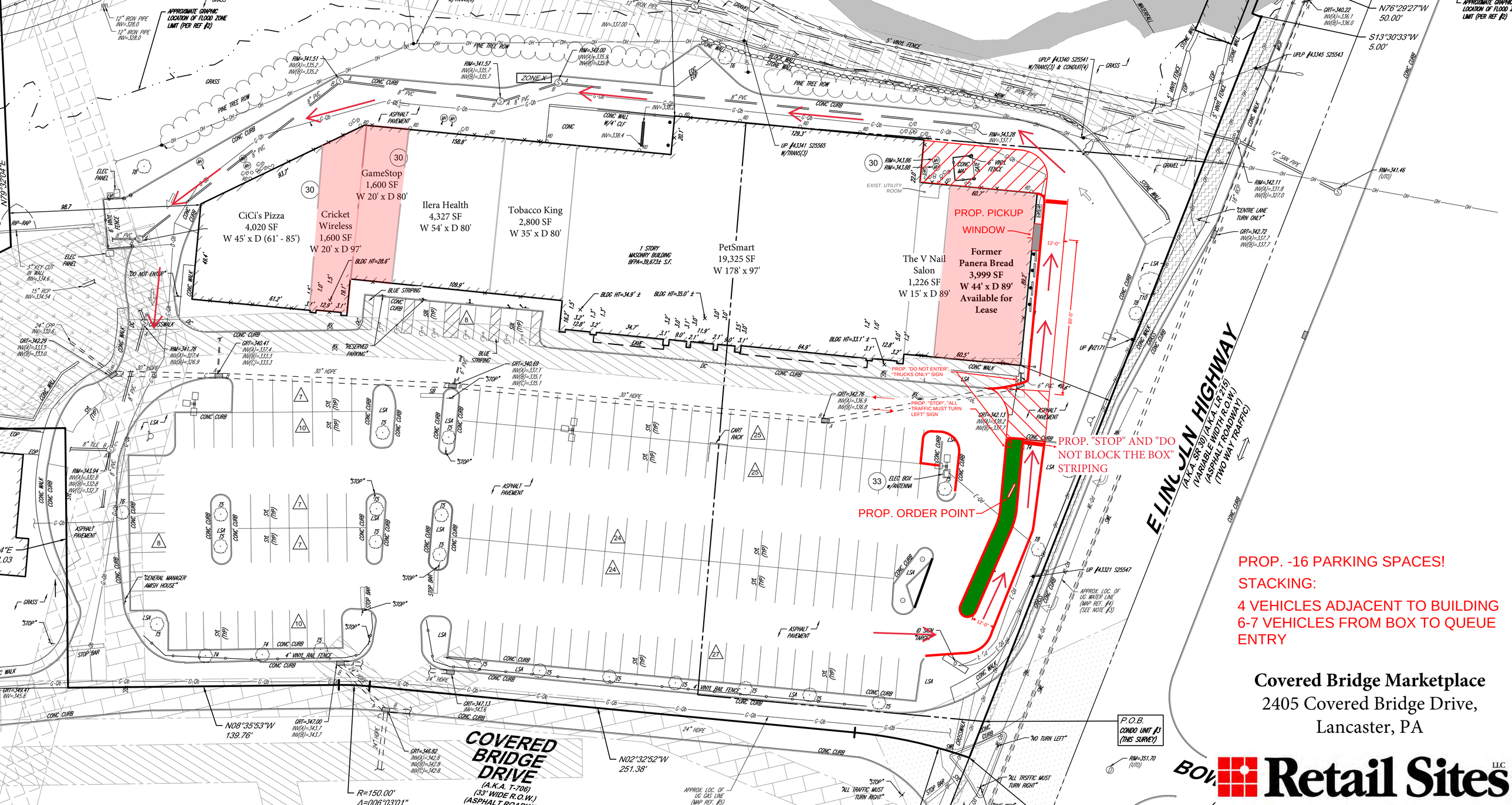
SPACE	TENANT	AREA (SF)
1	CICI'S PIZZA	4,100
2	CRICKET WIRELESS	Space Available 1,600
3	GAMESTOP	Space Available 1,600
4	ILERA HEALTHCARE	4,327
5/6	Pho Vietnam	2,800
7	PETSMART	19,235
8	A2Z NAILS	1,176
9	PANERA BREAD	Space Available 3,999



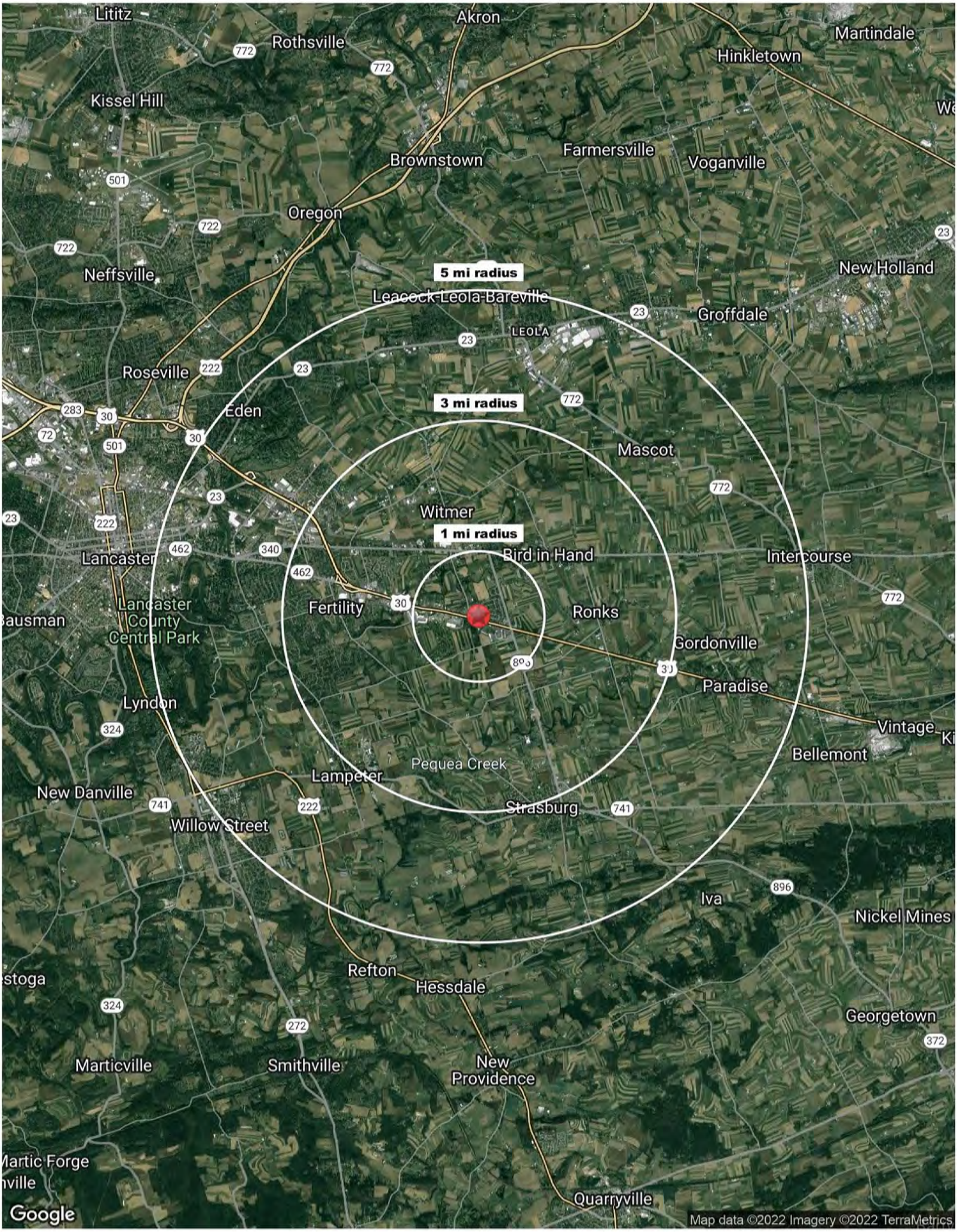
Retail Sites, LLC
1000 Lenola Road, Building Two, Suite 100
Maple Shade, NJ 08052
Office (856) 778-4900

Tyler Arsenault (0) (856) 788-4900 (C) (609) 751-2965
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Brendan Mulligan
(0) (856) 866-1900 (c) (267) 519-7582
email: bmulligan@metrocommerical.com



Covered Bridge Marketplace
2405 Covered Bridge Drive,
Lancaster, PA


5 mi radius
3 mi radius
1 mi radius
Lititz
Akron
Rothsville
Martindale
Hinkletown
Kissel Hill
Brownstown
Farmersville
Voganville
Oregon
Neffsville
New Holland
Leacock-Leola-Bareville
Groffdale
LEOLA
Roseville
Eden
Mascot
Witmer
Bird in Hand
Intercourse
Lancaster
Fertility
Ronks
Lancaster County Central Park
Gordonville
Paradise
Lyndon
Vintage
Bellemont
Pequea Creek
Lampeter
New Danville
Strasburg
Willow Street
Iva
Nickel Mines
Refton
Hessdale
Georgetown
Marticville
Smithville
New Providence
Quarryville
Google
Map data ©2022 Imagery ©2022 TerraMetrics

Expanded Profile

2010-2020 Census, 2021 Estimates with 2026 Projections
Calculated using Weighted Block Centroid from Block Groups

Retail Sites

Lat/Lon: 40.0251/-76.2022

2405 Covered Bridge Dr Lancaster, PA 17602	1 mi radius		3 mi radius		5 mi radius	
Population						
Estimated Population (2021)	1,547		19,632		64,289	
Projected Population (2026)	1,549		19,821		65,086	
Census Population (2020)	1,518		19,684		64,262	
Census Population (2010)	1,492		18,456		60,620	
Projected Annual Growth (2021 to 2026)	2	-	189	0.2%	797	0.2%
Historical Annual Growth (2020 to 2021)	29	1.9%	-52	-0.3%	27	-
Historical Annual Growth (2010 to 2020)	26	1.7%	1,228	6.7%	3,642	6.0%
Estimated Population Density (2021)	493	psm	695	psm	819	psm
Trade Area Size	3.1	sq mi	28.3	sq mi	78.5	sq mi
Households						
Estimated Households (2021)	545		7,323		23,787	
Projected Households (2026)	548		7,471		24,299	
Census Households (2020)	533		7,346		23,740	
Census Households (2010)	528		6,845		22,271	
Estimated Households with Children (2021)	156	28.6%	2,214	30.2%	7,216	30.3%
Estimated Average Household Size (2021)	2.83		2.67		2.63	
Average Household Income						
Estimated Average Household Income (2021)	$92,976		$92,522		$94,041	
Projected Average Household Income (2026)	$109,550		$108,541		$114,858	
Estimated Average Family Income (2021)	$106,528		$107,206		$110,133	
Median Household Income						
Estimated Median Household Income (2021)	$106,944		$80,850		$73,025	
Projected Median Household Income (2026)	$134,628		$94,929		$84,954	
Estimated Median Family Income (2021)	$118,027		$93,892		$86,021	
Per Capita Income						
Estimated Per Capita Income (2021)	$32,802		$34,546		$35,082	
Projected Per Capita Income (2026)	$38,823		$40,947		$43,165	
Estimated Per Capita Income 5 Year Growth	$6,021	18.4%	$6,401	18.5%	$8,083	23.0%
Estimated Average Household Net Worth (2021)	$1,257,555		$864,389		$777,190	
Daytime Demos (2021)						
Total Businesses	270		1,008		2,499	
Total Employees	4,169		13,912		34,248	
Company Headquarter Businesses	7	2.5%	49	4.9%	129	5.2%
Company Headquarter Employees	117	2.8%	1,210	8.7%	4,403	12.9%
Employee Population per Business	15.4		13.8		13.7	
Residential Population per Business	5.7		19.5		25.7	

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Expanded Profile

2010-2020 Census, 2021 Estimates with 2026 Projections
Calculated using Weighted Block Centroid from Block Groups

Retail Sites

Lat/Lon: 40.0251/-76.2022

2405 Covered Bridge Dr Lancaster, PA 17602	1 mi radius		3 mi radius		5 mi radius	
Race & Ethnicity						
White (2021)	1,387	89.7%	16,073	81.9%	48,082	74.8%
Black or African American (2021)	26	1.7%	770	3.9%	3,971	6.2%
American Indian or Alaska Native (2021)	4	0.3%	33	0.2%	204	0.3%
Asian (2021)	31	2.0%	836	4.3%	2,437	3.8%
Hawaiian or Pacific Islander (2021)	-	-	6	-	25	-
Other Race (2021)	28	1.8%	796	4.1%	4,823	7.5%
Two or More Races (2021)	71	4.6%	1,118	5.7%	4,746	7.4%
Not Hispanic or Latino Population (2021)	1,443	93.3%	17,871	91.0%	53,897	83.8%
Hispanic or Latino Population (2021)	104	6.7%	1,761	9.0%	10,392	16.2%
Not Hispanic or Latino Population (2026)	1,440	93.0%	17,994	90.8%	54,501	83.7%
Hispanic or Latino Population (2026)	109	7.0%	1,828	9.2%	10,585	16.3%
Not Hispanic or Latino Population (2020)	1,419	93.5%	17,714	90.0%	53,600	83.4%
Hispanic or Latino Population (2020)	98	6.5%	1,970	10.0%	10,662	16.6%
Not Hispanic or Latino Population (2010)	1,423	95.4%	17,254	93.5%	52,213	86.1%
Hispanic or Latino Population (2010)	69	4.6%	1,202	6.5%	8,407	13.9%
Projected Hispanic Annual Growth (2021 to 2026)	5	0.9%	66	0.8%	193	0.4%
Historic Hispanic Annual Growth (2010 to 2021)	35	4.6%	560	4.2%	1,984	2.1%
Age Distribution (2021)						
Age Under 5	92	6.0%	1,206	6.1%	3,915	6.1%
Age 5 to 9 Years	104	6.7%	1,305	6.6%	4,146	6.4%
Age 10 to 14 Years	107	6.9%	1,327	6.8%	4,280	6.7%
Age 15 to 19 Years	99	6.4%	1,197	6.1%	4,004	6.2%
Age 20 to 24 Years	91	5.9%	1,134	5.8%	3,717	5.8%
Age 25 to 29 Years	84	5.4%	1,401	7.1%	4,253	6.6%
Age 30 to 34 Years	89	5.8%	1,318	6.7%	3,954	6.2%
Age 35 to 39 Years	96	6.2%	1,285	6.5%	3,722	5.8%
Age 40 to 44 Years	79	5.1%	1,171	6.0%	3,554	5.5%
Age 45 to 49 Years	82	5.3%	1,078	5.5%	3,299	5.1%
Age 50 to 54 Years	109	7.1%	1,104	5.6%	3,631	5.6%
Age 55 to 59 Years	100	6.5%	1,205	6.1%	3,857	6.0%
Age 60 to 64 Years	121	7.8%	1,169	6.0%	3,836	6.0%
Age 65 to 74 Years	171	11.1%	2,104	10.7%	6,908	10.7%
Age 75 to 84 Years	98	6.3%	1,177	6.0%	4,684	7.3%
Age 85 Years or Over	25	1.6%	450	2.3%	2,528	3.9%
Median Age	39.7		37.7		40.3	
Gender Age Distribution (2021)						
Female Population	781	50.5%	9,967	50.8%	32,962	51.3%
Age 0 to 19 Years	206	26.3%	2,475	24.8%	7,926	24.0%
Age 20 to 64 Years	417	53.4%	5,471	54.9%	17,053	51.7%
Age 65 Years or Over	159	20.3%	2,022	20.3%	7,984	24.2%
Female Median Age	40.6		38.6		42.1	
Male Population	766	49.5%	9,665	49.2%	31,327	48.7%
Age 0 to 19 Years	197	25.7%	2,561	26.5%	8,420	26.9%
Age 20 to 64 Years	435	56.7%	5,395	55.8%	16,771	53.5%
Age 65 Years or Over	135	17.6%	1,709	17.7%	6,136	19.6%
Male Median Age	39.0		36.9		38.4	

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Expanded Profile

2010-2020 Census, 2021 Estimates with 2026 Projections
Calculated using Weighted Block Centroid from Block Groups

Retail Sites

Lat/Lon: 40.0251/-76.2022

2405 Covered Bridge Dr Lancaster, PA 17602	1 mi radius		3 mi radius		5 mi radius	
Household Income Distribution (2021)						
HH Income $200,000 or More	94	17.3%	753	10.3%	2,086	8.8%
HH Income $150,000 to $199,999	47	8.6%	417	5.7%	1,364	5.7%
HH Income $100,000 to $149,999	104	19.1%	1,287	17.6%	3,885	16.3%
HH Income $75,000 to $99,999	69	12.8%	1,223	16.7%	3,575	15.0%
HH Income $50,000 to $74,999	126	23.1%	1,401	19.1%	4,695	19.7%
HH Income $35,000 to $49,999	50	9.2%	890	12.2%	2,996	12.6%
HH Income $25,000 to $34,999	11	2.0%	412	5.6%	1,980	8.3%
HH Income $15,000 to $24,999	24	4.5%	413	5.6%	1,572	6.6%
HH Income Under $15,000	18	3.4%	528	7.2%	1,633	6.9%
HH Income $35,000 or More	491	90.2%	5,971	81.5%	18,601	78.2%
HH Income $75,000 or More	315	57.8%	3,680	50.3%	10,910	45.9%
Housing (2021)						
Total Housing Units	569		7,670		25,079	
Housing Units Occupied	545	95.8%	7,323	95.5%	23,787	94.8%
Housing Units Owner-Occupied	389	71.3%	4,749	64.8%	14,572	61.3%
Housing Units, Renter-Occupied	156	28.7%	2,574	35.2%	9,215	38.7%
Housing Units, Vacant	24	4.4%	347	4.7%	1,292	5.4%
Marital Status (2021)						
Never Married	267	21.5%	4,649	29.4%	15,949	30.7%
Currently Married	855	68.8%	8,833	55.9%	26,005	50.1%
Separated	44	3.5%	424	2.7%	2,563	4.9%
Widowed	30	2.4%	668	4.2%	3,210	6.2%
Divorced	48	3.8%	1,221	7.7%	4,220	8.1%
Household Type (2021)						
Population Family	1,395	90.1%	17,008	86.6%	53,649	83.4%
Population Non-Family	147	9.5%	2,579	13.1%	8,808	13.7%
Population Group Quarters	6	0.4%	45	0.2%	1,833	2.9%
Family Households	422	77.5%	5,266	71.9%	16,572	69.7%
Non-Family Households	123	22.5%	2,057	28.1%	7,215	30.3%
Married Couple with Children	130	15.2%	1,695	19.2%	5,031	19.3%
Average Family Household Size	3.3		3.2		3.2	
Household Size (2021)						
1 Person Households	101	18.6%	1,634	22.3%	5,993	25.2%
2 Person Households	199	36.5%	2,588	35.3%	8,274	34.8%
3 Person Households	93	17.1%	1,197	16.3%	3,581	15.1%
4 Person Households	74	13.6%	1,036	14.2%	3,037	12.8%
5 Person Households	36	6.6%	465	6.4%	1,496	6.3%
6 or More Person Households	42	7.7%	402	5.5%	1,406	5.9%
Household Vehicles (2021)						
Households with 0 Vehicles Available	60	11.1%	671	9.2%	2,838	11.9%
Households with 1 Vehicles Available	121	22.1%	2,090	28.5%	7,213	30.3%
Households with 2 or More Vehicles Available	364	66.8%	4,562	62.3%	13,736	57.7%
Total Vehicles Available	1,109		13,977		41,860	
Average Vehicles Per Household	2.0		1.9		1.8	

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Calculated using Weighted Block Centroid from Block Groups

Retail Sites

Lat/Lon: 40.0251/-76.2022

2405 Covered Bridge Dr Lancaster, PA 17602	1 mi radius		3 mi radius		5 mi radius	
Labor Force (2021)						
Estimated Labor Population Age 16 Years or Over	1,222		15,547		51,198	
Estimated Civilian Employed	767	62.7%	9,994	64.3%	29,111	56.9%
Estimated Civilian Unemployed	70	5.7%	599	3.9%	2,077	4.1%
Estimated in Armed Forces	-	-	-	-	-	-
Estimated Not in Labor Force	386	31.6%	4,955	31.9%	20,009	39.1%
Unemployment Rate	5.7%		3.9%		4.1%	
Occupation (2021)						
Occupation: Population Age 16 Years or Over	767		9,994		29,111	
Management, Business, Financial Operations	176	23.0%	1,782	17.8%	4,200	14.4%
Professional, Related	83	10.8%	2,084	20.9%	6,384	21.9%
Service	185	24.2%	1,651	16.5%	4,579	15.7%
Sales, Office	101	13.1%	1,888	18.9%	6,010	20.6%
Farming, Fishing, Forestry	11	1.5%	124	1.2%	279	1.0%
Construct, Extraction, Maintenance	90	11.7%	724	7.2%	2,164	7.4%
Production, Transport Material Moving	121	15.7%	1,740	17.4%	5,495	18.9%
White Collar Workers	360	46.9%	5,754	57.6%	16,594	57.0%
Blue Collar Workers	407	53.1%	4,240	42.4%	12,517	43.0%
Consumer Expenditure (2021)						
Total Household Expenditure	$36.71 M		$487.51 M		$1.59 B	
Total Non-Retail Expenditure	$19.41 M	52.9%	$257.36 M	52.8%	$842.07 M	52.8%
Total Retail Expenditure	$17.3 M	47.1%	$230.15 M	47.2%	$751.77 M	47.2%
Apparel	$1.31 M	3.6%	$17.24 M	3.5%	$56.2 M	3.5%
Contributions	$1.25 M	3.4%	$16.1 M	3.3%	$52.55 M	3.3%
Education	$1.17 M	3.2%	$14.75 M	3.0%	$47.68 M	3.0%
Entertainment	$2.12 M	5.8%	$27.71 M	5.7%	$90.28 M	5.7%
Food and Beverages	$5.35 M	14.6%	$71.71 M	14.7%	$234.55 M	14.7%
Furnishings and Equipment	$1.31 M	3.6%	$17.2 M	3.5%	$56.06 M	3.5%
Gifts	$951.84 K	2.6%	$12.24 M	2.5%	$39.75 M	2.5%
Health Care	$3.05 M	8.3%	$41.16 M	8.4%	$135.3 M	8.5%
Household Operations	$1.46 M	4.0%	$19.19 M	3.9%	$62.71 M	3.9%
Miscellaneous Expenses	$698.5 K	1.9%	$9.22 M	1.9%	$30.17 M	1.9%
Personal Care	$490.19 K	1.3%	$6.54 M	1.3%	$21.38 M	1.3%
Personal Insurance	$270.14 K	0.7%	$3.48 M	0.7%	$11.29 M	0.7%
Reading	$80.74 K	0.2%	$1.07 M	0.2%	$3.5 M	0.2%
Shelter	$7.69 M	20.9%	$102.49 M	21.0%	$335.66 M	21.1%
Tobacco	$201.26 K	0.5%	$2.88 M	0.6%	$9.54 M	0.6%
Transportation	$6.69 M	18.2%	$88.87 M	18.2%	$289.93 M	18.2%
Utilities	$2.61 M	7.1%	$35.66 M	7.3%	$117.29 M	7.4%
Educational Attainment (2021)						
Adult Population Age 25 Years or Over	1,053		13,462		44,226	
Elementary (Grade Level 0 to 8)	230	21.8%	1,648	12.2%	4,319	9.8%
Some High School (Grade Level 9 to 11)	49	4.7%	714	5.3%	3,198	7.2%
High School Graduate	320	30.3%	4,356	32.4%	14,472	32.7%
Some College	187	17.8%	2,077	15.4%	6,219	14.1%
Associate Degree Only	80	7.6%	942	7.0%	3,169	7.2%
Bachelor Degree Only	140	13.3%	2,301	17.1%	7,927	17.9%
Graduate Degree	48	4.5%	1,424	10.6%	4,923	11.1%

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Expanded Profile

2010-2020 Census, 2021 Estimates with 2026 Projections
Calculated using Weighted Block Centroid from Block Groups

Retail Sites

Lat/Lon: 40.0251/-76.2022

2405 Covered Bridge Dr Lancaster, PA 17602	1 mi radius		3 mi radius		5 mi radius	
Units In Structure (2021)						
1 Detached Unit	419	79.4%	4,265	62.3%	12,302	55.2%
1 Attached Unit	49	9.3%	1,294	18.9%	4,910	22.0%
2 to 4 Units	43	8.1%	456	6.7%	1,796	8.1%
5 to 9 Units	5	1.0%	319	4.7%	1,263	5.7%
10 to 19 Units	11	2.0%	564	8.2%	1,343	6.0%
20 to 49 Units	7	1.4%	209	3.1%	527	2.4%
50 or More Units	1	0.2%	142	2.1%	1,232	5.5%
Mobile Home or Trailer	10	1.9%	73	1.1%	411	1.8%
Other Structure	-	-	-	-	-	-
Homes Built By Year (2021)						
Homes Built 2010 or later	22	4.1%	496	7.3%	1,628	7.3%
Homes Built 2000 to 2009	39	7.4%	936	13.7%	2,291	10.3%
Homes Built 1990 to 1999	61	11.5%	1,299	19.0%	3,379	15.2%
Homes Built 1980 to 1989	101	19.2%	1,326	19.4%	3,713	16.7%
Homes Built 1970 to 1979	22	4.2%	690	10.1%	2,151	9.7%
Homes Built 1960 to 1969	84	16.0%	896	13.1%	2,906	13.0%
Homes Built 1950 to 1959	59	11.2%	563	8.2%	2,608	11.7%
Homes Built Before 1949	157	29.7%	1,116	16.3%	5,110	22.9%
Home Values (2021)						
Home Values $1,000,000 or More	18	4.6%	128	2.7%	340	2.3%
Home Values $500,000 to $999,999	67	17.3%	368	7.7%	882	6.1%
Home Values $400,000 to $499,999	29	7.5%	415	8.7%	953	6.5%
Home Values $300,000 to $399,999	72	18.4%	1,007	21.2%	2,415	16.6%
Home Values $200,000 to $299,999	130	33.5%	1,623	34.2%	4,843	33.2%
Home Values $150,000 to $199,999	34	8.7%	646	13.6%	2,441	16.8%
Home Values $100,000 to $149,999	34	8.6%	428	9.0%	1,542	10.6%
Home Values $70,000 to $99,999	2	0.5%	76	1.6%	656	4.5%
Home Values $50,000 to $69,999	-	-	9	0.2%	162	1.1%
Home Values $25,000 to $49,999	2	0.6%	10	0.2%	58	0.4%
Home Values Under $25,000	-	-	39	0.8%	280	1.9%
Owner-Occupied Median Home Value	$324,736		$280,718		$248,441	
Renter-Occupied Median Rent	$896		$1,013		$1,147	
Transportation To Work (2021)						
Drive to Work Alone	576	75.2%	7,924	79.3%	22,511	77.3%
Drive to Work in Carpool	73	9.5%	967	9.7%	3,153	10.8%
Travel to Work by Public Transportation	1	0.2%	66	0.7%	349	1.2%
Drive to Work on Motorcycle	-	-	-	-	10	-
Walk or Bicycle to Work	26	3.4%	343	3.4%	1,234	4.2%
Other Means	11	1.5%	104	1.0%	358	1.2%
Work at Home	79	10.4%	590	5.9%	1,496	5.1%
Travel Time (2021)						
Travel to Work in 14 Minutes or Less	287	37.5%	3,113	31.1%	8,911	30.6%
Travel to Work in 15 to 29 Minutes	346	45.1%	4,369	43.7%	12,171	41.8%
Travel to Work in 30 to 59 Minutes	37	4.8%	1,414	14.2%	5,053	17.4%
Travel to Work in 60 Minutes or More	17	2.2%	508	5.1%	1,479	5.1%
Average Minutes Travel to Work	16.4		18.2		18.6	

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