

# Shops at Prospect

Lancaster, PA

40.0376, -76.453

3985 Columbia Avenue | Columbia, PA 17603



Center Size: 63,392 SF



Demographics	1 Mile	3 Mile	5 Mile
	3,856	33,314	68,650
	1,555	13,146	26,808
	\$96,694	\$97,739	\$109,542

Benefit from a well-established neighborhood center anchored by 40K Sq Ft Giant grocer

Prime location off US Hwy 30 with high visibility from 50K+ vehicles daily and 15K+ from Prospect Rd (Kalibrate 2022, 2019)

Situated at the signalized intersection of Prospect Rd and Columbia Ave, with access points from both roads

Strong restaurant opportunity with \$12M+ in sales leaving the 3-mile trade area

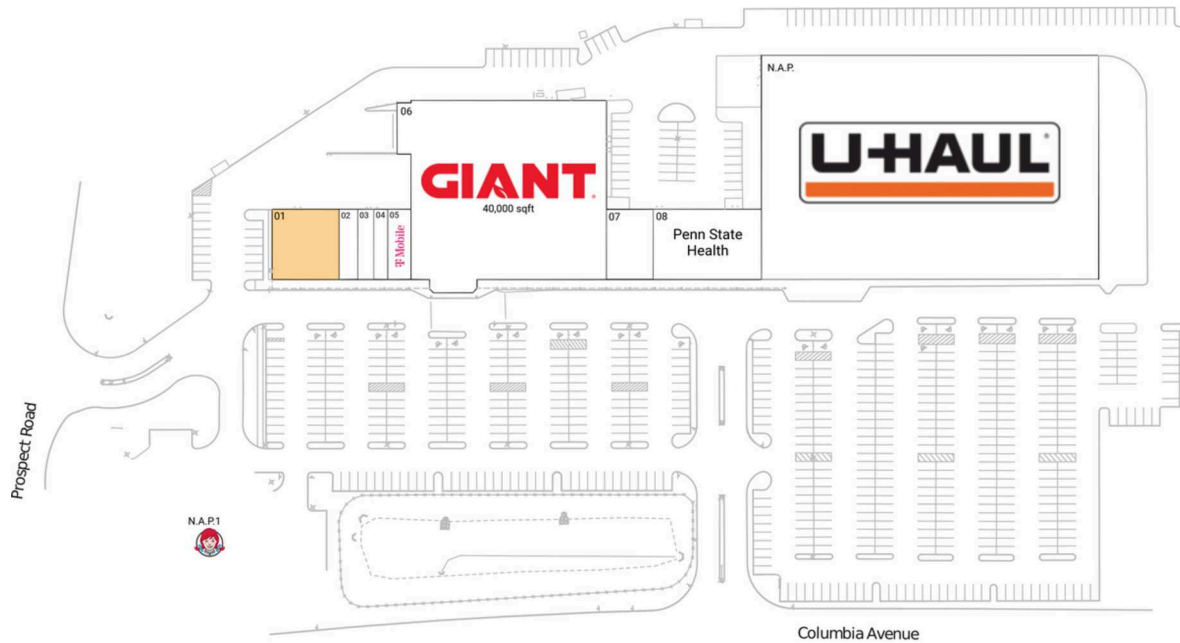
Proven tenant stability with more than 40% of tenants leasing their space for 12+ years

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## Available Space

01 5,294 SF

## Current Retailers

N.A.P.	U-Haul	0 SF
N.A.P.1	Wendy's	0 SF
02	Hillcrest Pharmacy and Compounding of Lancaster	1,500 SF
03	Panda Restaurant	1,275 SF
04	Holiday Hair	1,125 SF
05	T-Mobile	1,875 SF
06	Giant Food	40,000 SF
07	Columbia Family Restaurant	3,750 SF
08	Penn State Health	8,573 SF



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