

# LYKENS VALLEY PLAZA

4686 US Route 209 | Elizabethville, PA | 17023

± 1,500 - 12,000 SF AVAILABLE | FOR LEASE



## PROJECT

Lykens Valley Plaza is a 54,000 square foot, Wal-Mart shadow anchored shopping center ideally located along Route 209 (8,600 VPD) in Elizabethville, PA. The center has national co-tenants such as McDonald's and CVS, generating traffic to the site. The project is well maintained and provides plenty of parking around the center, which makes Lykens Valley Plaza perfect for any type of user.

## LOCATION

Lykens Valley Plaza is strategically located along Route 209 (8,600 VPD) with great visibility and pylon signage. Next to the center is the only Wal-Mart in the surrounding areas, generating traffic from multiple markets along Route 209. The trade area extends over 5 miles, which brings in an expansive customer base. With a concentration of traffic driven by the nearby national retailers, the center pulls from the immediate and surrounding areas.

## TRADE AREA

The stability of Lykens Valley Plaza is attributed to the 20-minute drive time demographic of over 24,487 people with household incomes of more than \$65,836 and daytime employment demographics equally as strong with 19,606. The demographics within a 10-mile radius include 30,202 people in 12,592 homes, a labor force of 24,237 with an average household income of \$67,769. The areas growth has increased 10.3% with over 1,301 new homes since 2000.

POPULATION		1 MILES - 629 5 MILES - 8,703 10 MILES - 30,240	EMPLOYEES		1 MILES - 386 5 MILES - 1,543 10 MILES - 2,643
	AVERAGE HHI			1 MILES - \$71,332 5 MILES - \$66,523 10 MILES - \$65,665	HOUSEHOLDS

**TRAFFIC COUNTS:** ROUTE 209: 8,600 VPD

ACTIVE MEMBER OF:  
**RETAIL BROKERS NETWORK**

York Office: 3528 Concord Rd. York, PA 17402  
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341  
Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601

**BLAKE SHAFFER | JUSTIN WILLITS**  
717-843-5555  
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RETAIL

Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, change in price, prior sale, withdrawal without notice, or other conditions.

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TENANT ROSTER		
SPACE	TENANT	AREA (SQ FT)
1	DMV	1,500
2	HAIR SALON	1,500
3	AVAILABLE	1,500
4	CHINA WOK	1,500
5	AVAILABLE	12,000
6	CONSIGNMENT UNLIMITED	10,000
7	AVAILABLE	10,000
8	CVS	16,000



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