



# SHOPPES AT BELMONT

1563 Fruitville Pike | Lancaster, PA 17601



100% Leased & Occupied

## DEMOGRAPHICS



Estimated Population:

**1 MILE** - 5,506

**3 MILES** - 111,183

**5 MILES** - 180,478



2028 Population Projections:

**1 MILE** - 5,689

**3 MILES** - 114,052

**5 MILES** - 185,384



Average Household Income:

**1 MILE** - \$93,332

**3 MILES** - \$80,515

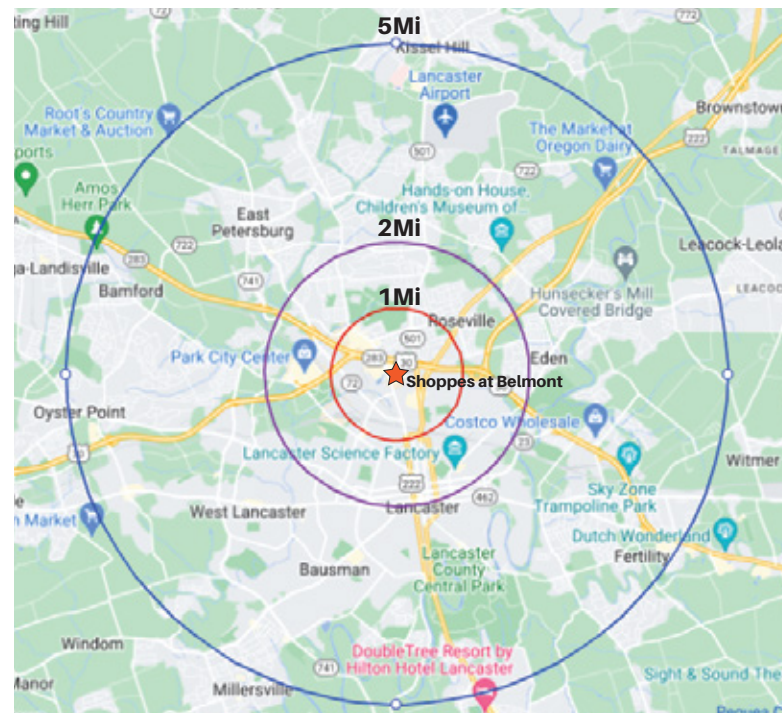
**5 MILES** - \$90,913



Average Daily Traffic Counts:

**US Route 30** - 107,000

**Fruitville Pike** - 24,000



## PROPERTY OVERVIEW

Shoppes at Belmont is a mixed-use development featuring retail shops, restaurants and residential housing. Shoppes at Belmont is located at the corner of Rt. 30 and Fruitville Pike in an existing vibrant commercial corridor of Manheim Township, Lancaster County, PA. The 365,000 square foot development features more than 30 retail stores and restaurants, miles of walking trails, a covered bus stop, and an outdoor stage used for live music performed by local bands in the summer months.

## CONTACT US

610.388.6600

[watersretailgroup.com](http://watersretailgroup.com)



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| SUITE | TENANT                   | SQ. FEET | SUITE | TENANT          | SQ. FEET | SUITE | TENANT                | SQ. FEET |
|-------|--------------------------|----------|-------|-----------------|----------|-------|-----------------------|----------|
| A     | Fine Wine & Good Spirits | 11,502   | G2    | Athleta         | 5,000    | I4    | Norman's Hallmark     | 6,000    |
| B1    | CAVA                     | 2,800    | G3    | Rack Room Shoes | 6,000    | J     | Target                | 122,622  |
| B2/B3 | PJ Whelihan's            | 4,410    | G4    | Ulta            | 10,502   | K     | Dick's Sporting Goods | 51,183   |
| B4    | Mod Pizza                | 2,800    | H1    | Inu Salon & Spa | 4,000    | L     | Nordstrom Rack        | 25,830   |
| C     | Harvest Seasonal Grille  | 7,265    | H2    | Ideal Image     | 3,000    | M     | Michael's             | 21,301   |
| D     | PF Chang's               | 5,241    | H3/H4 | Xfinity         | 5,000    | N     | Whole Foods           | 40,192   |
| E     | Chick Fil-A              | 4,971    | H5    | Osh Kosh B'Gosh | 2,900    |       |                       |          |
| F1    | CoreLife Eatery          | 2,800    | H6    | Carter's        | 4,100    |       |                       |          |
| F2    | Jersey Mike's            | 1,425    | I1    | T-Mobile        | 4,000    |       |                       |          |
| F3    | Starbucks                | 2,025    | I2    | Yealy Eye Care  | 2,000    |       |                       |          |
| G1    | Finch Jewelers           | 4,000    | I3    | Club Pilates    | 2,000    |       |                       |          |

**TOTAL 365,229 SF**



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## CHELSEA SQUARE



## PARK CITY CENTER



## RED ROSE COMMONS



## SHOPPES AT BELMONT



## LANCASTER SHOPPING CENTER



## GOLDEN TRIANGLE

