

Parkview Plaza | Lancaster, PA

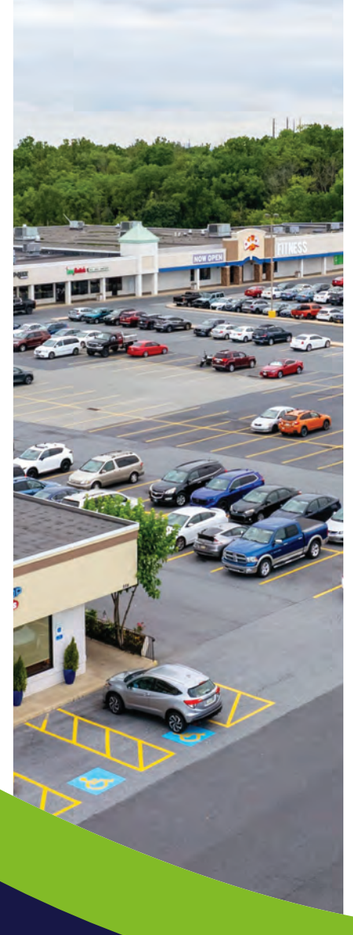
Description	Radius 3 Miles	%	Radius 5 Miles	%	Radius 10 Miles	%
Population						
2025 Estimate	84,181		187,010		344,343	
Growth 2020 - 2025		1.56%		1.62%		1.78%
2025 Est. Population by Single-Classification Race	**84,181**		**187,010**		**344,343**	
White Alone	56,582	67.22%	119,544	63.92%	252,743	73.40%
Black or African American Alone	6,619	7.86%	16,251	8.69%	21,429	622.00%
Asian Alone	5,595	6.65%	10,493	5.61%	13,832	4.02%
Hispanic or Latino	16	18.52%	43,010	23.00%	57,098	16.58%
2025 Est. Population by Age	**84,181**		**187,010**		**344,343**	
Age 25 - 34	11,874	14.11%	24,856	13.29%	42,808	12.43%
Age 35 - 44	11,355	13.49%	24,667	13.19%	43,391	12.60%
2025 Est. Median Age	**39.4**		**39.5**		**40.5**	
2025 Est. Median Age, Male	**38.4**		**38.2**		**39.2**	
2025 Est. Median Age, Female	**40.4**		**40.7**		**41.9**	
Households						
2025 Estimate	33,785		71,678		132,664	
Growth 2020 - 2025		1.57%		1.22%		1.58%
2025 Est. Average Household Income	**$119,163**		**$116,942**		**$116,797**	
2025 Est. Average Household Size	**2.39**		**2.51**		**2.51**	
2025 Est. Pop 16+ by Occupation Classification	**44,871**		**96,764**		**177,572**	
White Collar	29,700	66.19%	59,612	61.61%	107,355	60.46%
Blue Collar	8,140	18.14%	21,046	21.75%	40,961	23.07%
Service and Farm	7,031	15.67%	16,106	16.64%	29,256	16.48%
2025 Est. Avg Travel Time to Work in Minutes	**23.00**		**25.00**		**25.00**	
2025 Est. Median All Owner-Occupied Housing Value	**$331,058**		**$318,831**		**$330,566**	
2025 Est. Average Number of Vehicles	**1.7**		**1.7**		**1.8**	

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Gross Leasable Area

898	BOOT BARN	14,400 SF
896 A	ADVANCED VEIN & LASER CENTER	2,800 SF
896 C	US ARMED FORCES RECRUITING	4,200 SF
896 F	PLATO'S CLOSET	2,800 SF
896 H	PLATO'S CLOSET	2,800 SF
896 J	AVAILABLE	2,800 SF
896 L	ONCE UPON A CHILD	8,400 SF
886 OP	SPARK ORTHODONTICS	2,407 SF
880	OLLIE'S	36,416 SF
878	HOUSE OF GAINS	1,800 SF
874	INFINITO'S PIZZA BUFFET	5,400 SF
870	CRUNCH FITNESS	32,000 SF
862	DOLLAR TREE	11,860 SF
858	SPALICIOUS	1,840 SF
854	TOTAL VISION CARE	3,200 SF
850	SCRUBS & BEYOND	3,200 SF
838	LEASE PENDING	17,059 SF
834	LUMBER LIQUIDATORS	5,500 SF
832	TJ MAXX	25,000 SF
882 OP	TONG DUMPLING RESTAURANT	3,500 SF
884 OP	PARK CITY DINER	4,500 SF
	TOTAL SHOPPING CENTER	191,882 SF

1,017 PARKING SPACES = 5.3/1000





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Location:
• Parkview Plaza is a power shopping center located on the ring road of Park City Center Mall on Harrisburg Pike near Rte 30 in Lancaster County, Pennsylvania. This center is located in the middle of a 70,000+ household trade area with 187,000+ people within a five-mile radius.

2025 Demographics:

3-mile:	84,181 Population	$119,163	Average HH Income
5-mile:	187,010 Population	$116,942	Average HH Income
10-mile:	344,343 Population	$116,797	Average HH Income

Traffic Counts:
85,250 VPD (2025) – Rt. 30
74,000 VPD (2023) – Rt. 283
20,482 VPD (2025) - Rt. 72 (Harrisburg Pike)

Anchor Tenants:
T.J. Maxx, Ollie's Bargain Outlet, Boot Barn, Dollar Tree & Crunch Fitness