



The Crossings *at Conestoga Creek*

LANCASTER, PENNSYLVANIA



CBRE | FAMECO

HIGH REAL ESTATE GROUP LLC

The Crossings at Conestoga Creek

LANCASTER, PENNSYLVANIA

The Crossings at Conestoga Creek will be the first project of its kind in the Lancaster market. This mixed-use development will cater to a contemporary lifestyle, embodying a live-work-play mentality. Not only will the project service the surrounding community, but given its super-regionality and accessibility, this project will draw from over 20 miles away, providing an exceptional shopping experience for locals and tourists alike.

FEATURES:

- › The project will be anchored by Wegmans, the leading upscale grocer in the Northeast.
- › In excess of 100,000 vehicles pass this site on a daily basis.
- › High Real Estate Group plans to invest over \$8M in road upgrades to improve access to the site; Harrisburg Pike will be a five lane cross-section, including turning lanes.
- › The site is conveniently located between Park City Center and downtown Lancaster, and will offer a desirable mix of national, regional and local retailers and restaurants.
- › The components of the project will include high-end multi family residential units, a hotel and main street shopping destination in addition to Wegmans



— 2015 ESTIMATED DEMOS —

| | 5 MILES | 7 MILES | TRADE AREA |
|----------------------|----------|----------|------------|
| POPULATION | 182,713 | 235,223 | 332,805 |
| DAYTIME POPULATION | 132,621 | 163,469 | 194,465 |
| AVG HOUSEHOLD INCOME | \$68,798 | \$70,388 | \$73,186 |



LIVE

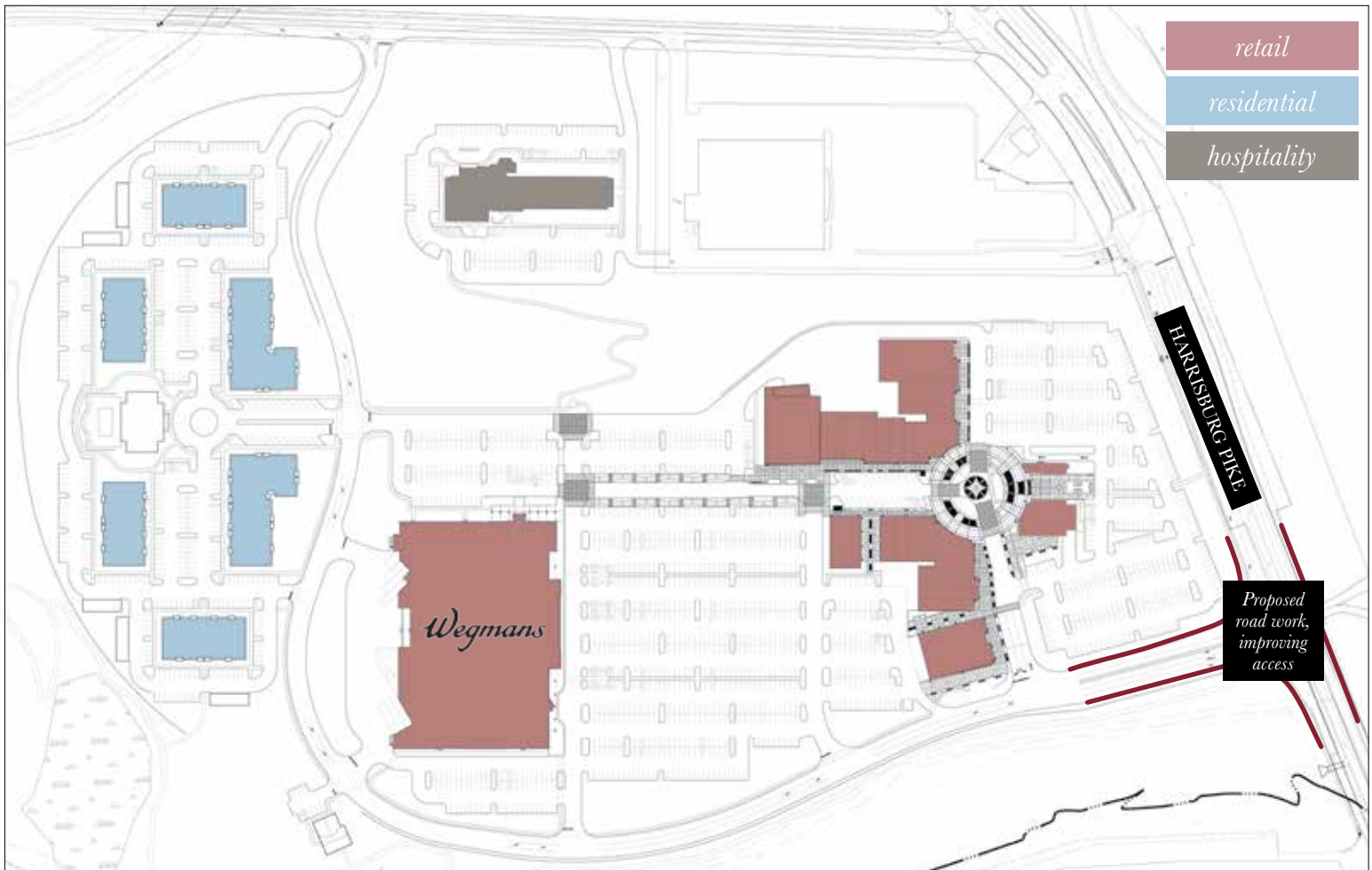
STAY

SHOP

DINE

VISIT

— SITE PLAN —



retail

residential

hospitality

Wegmans

HARRISBURG PIKE

Proposed road work, improving access

RETAIL OPPORTUNITIES:
*Junior Anchors, Restaurants
Lifestyle Retailers*

90,000 *sf*

*Main Street Development
Anchored by Wegmans*

Leasing Information

BRIAN BRUZEK
First Vice President
CBRE | FAMECO
T + 1 610 834 8000
brian.bruzek@cbre.com

MALLORY SCACCETTI
Associate
CBRE | FAMECO
T + 1 484 567 2468
mallory.scaccetti@cbre.com

258

*High-End
Residential Units*

up to 135

*Number of Rooms at
Proposed Hotel*