



# PARAMOUNT REALTY

# SHOPPES AT BLOOMFIELD VILLAGE

235-245 BLOOMFIELD DRIVE , LITITZ, PA 17543  
Lancaster County | GLA: ± 63,790 SF



- A mixed-use retail/office project, with 63,790 SF of retail space
- 2nd floor of building 245 can be demised, each with their own separate utilities
- 2nd floor space offers front & rear entrances with elevator service and three stairwells and 42 additional parking spaces at rear of building

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
<b>Population:</b>	6,373	40,066	116,252
<b>Avg. HH Income:</b>	\$139,972	\$119,240	\$105,252
<b>Households:</b>	2,130	19,202	45,627

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# SHOPPES AT BLOOMFIELD VILLAGE FOR LEASE

## BUILDING 235 | SINGLE STORY

101	<b>Lancaster Tailoring Co.</b>	1,616 SF
102	<b>Salty Dog Salon</b>	1,071 SF
103	<b>H&amp;R Block</b>	2,351 SF
104	<b>Gee Gee's Cuts</b>	1,469 SF
105	<b>Tropical Smoothie</b>	1,673 SF
106	<b>Nail Fantasy</b>	1,058 SF
108	<b>A&amp;E Audiology &amp; Hearing Aid</b>	3,959 SF
109	<b>Little Caesar's Take Out</b>	1,673 SF
110	<b>Any Lab Test Now</b>	1,237 SF
111	<b>Friendship Community</b>	2,000 SF

## BUILDING 245 | 2-STORY

100	<b>Coffee Co</b>	1,994 SF
101	<b>Salon Fusion</b>	1,827 SF
102	<b>Available</b>	2,075 SF
103	<b>Subway</b>	2,075 SF
104	<b>For A Dollar</b>	1,383 SF
105	<b>Mochi &amp; Tea Lounge</b>	1,720 SF
106	<b>Sweet Velvet Macarons</b>	2,075 SF
107	<b>Mojo</b>	3,886 SF
108	<b>Link Eyecare</b>	2,106 SF

## 2ND FLOOR (20,750 SF)

201	<b>Chiropractic 1<sup>st</sup></b>	4,533 SF
202	<b>Gunn-Mowery LLC</b>	1,116 SF
206	<b>MorSmiles</b>	2,083 SF
210	<b>Lebanon Wellness</b>	1,687 SF
212-218	<b>Available (w/Common area 3,877 SF)</b>	3,453 SF
211	<b>MorSmiles</b>	4,653 SF
220	<b>Edward Jones</b>	1,276 SF

PAD	<b>Knight and Day Diner</b>	5,792 SF
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The information herein (including all taxes pertaining to the same) has been obtained from sources deemed reliable. While we do not doubt its accuracy, we have not verified and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness and is subject to correction or can be withdrawn without notice.





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