

846 Lancaster Ave  
Columbia, PA | 17512

For Lease



## Property Overview

Available  
±1,500 SF

846 Lancaster Avenue is a 3,600 square-foot, recently constructed multi-tenant retail building located along Lancaster Avenue (14,000 VPD), in Columbia, PA. The site gives retailers the opportunity to enter into the tight retail market of Columbia, along the main stretch of road, with great visibility. The site benefits from the traffic generating anchor tenants that surround the site, as well as Columbia Shopping Center and Shops at Prospect that are right down the street from the site. With all of the surrounding retail and dense traffic in the immediate area, 846 Lancaster Avenue is a great opportunity for any type of small shop user.

## Surrounding Retailers

**weis**

**DOLLAR GENERAL**

**Advance  
Auto Parts**

**AutoZone**



Blake Shaffer | Brad Rohrbaugh | Chad Stine  
717.843.5555  
www.bennettwilliams.com

York Office: 3528 Concord Rd. York, PA 17402  
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341  
Lancaster Office: 2173 Embassy Drive, Suite 201, Lancaster, PA 17601  
New Jersey Office: 309 Fellowship Rd, Suite 200, Mt. Laurel, NJ 08054

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## Location

846 Lancaster Avenue is strategically positioned with significant frontage in the market's primary retail corridor along Lancaster Avenue. The site benefits from the high-volume traffic flow of Lancaster Avenue, which is one of the area's heaviest traveled roadways. Lancaster Avenue acts as a focal point for retail in the Columbia market, with a trade area that extends more than 5 miles, attracting a vast customer base. With the high concentration of traffic driven by the surrounding retail tenants, the site pulls from not just the immediate trade area but the surrounding market points as well.



## Trade Area

Adding to the stability of the project, 846 Lancaster Avenue shows a 15-minute drive time demographics of over 253,198 people with household incomes of more than \$78,197, and daytime employment demographics equally as strong with 152,419. The demographics within a 5-mile radius include 49,129 people in 19,391 homes, a labor force of 18,446 with an average household income of \$82,195. The area's growth since 2000 has increased over 13.5% with 2,617 new homes.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	25,382	49,543	103,213
TOTAL EMPLOYEES	6,037	18,145	39,862
AVERAGE HHI	\$77,499	\$86,179	\$89,353
TOTAL HOUSEHOLDS	10,187	19,541	41,040

TRAFFIC COUNTS: **Lancaster Ave** ± 14,000 VPD

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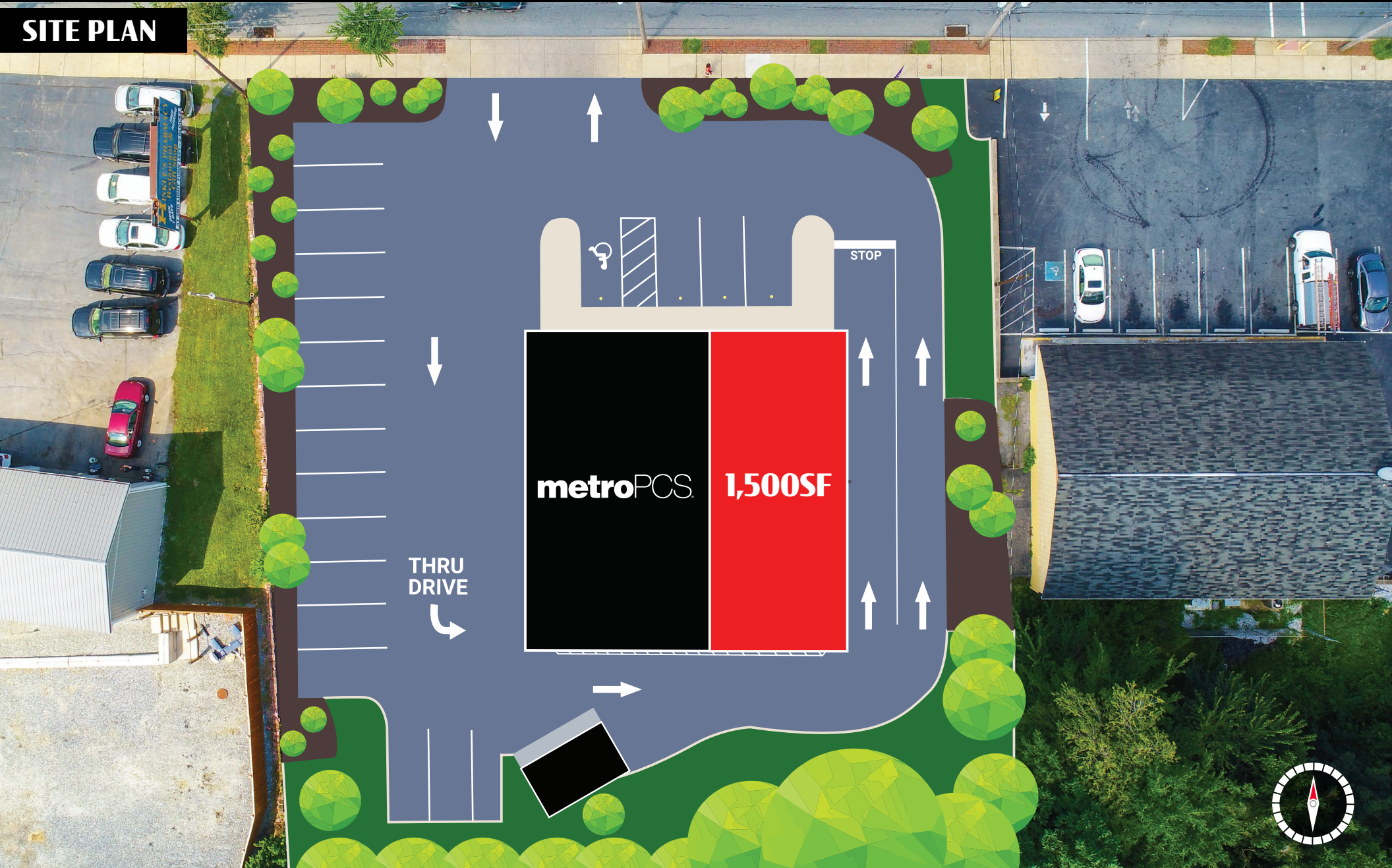


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## SITE PLAN



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## MARKET AERIAL



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