

# Wheatland Shopping Center

2,600 SF  
FOR LEASE

1841 COLUMBIA AVENUE | LANCASTER, PA | 17603



Justin Willits | Brad Rohrbaugh | Chad Stine  
For Leasing Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



COMMERCIAL BROKERAGE. *Redefined.*

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## PROJECT

Wheatland Shopping Center, a 99,252 square foot neighborhood retail shopping center is centrally located in Lancaster, Pennsylvania along Columbia Avenue (22,000 CPD). With national co-tenants such as Dollar General and Empire Beauty School, just to name a few, Wheatland Shopping Center sees an immense amount of local and regional shopping traffic. With its ideal mixture of national, regional and local Tenants, the project is one of the go-to shopping destinations in this portion of the Lancaster market.



## LOCATION

Wheatland Shopping Center is strategically positioned with significant frontage in one of the market's primary retail corridors along Columbia Avenue (Route 462). Route 462 acts as one of the regional focal points for retail, with a trade area that extends more than 10-15 miles, attracting a vast customer demographic from the surrounding towns. Wheatland Shopping Center has a high concentration of traffic generating tenants located within the immediate area including Lowe's, Giant Foods, Weis Markets, BJ's and more.



## TRADE AREA

Adding to the stability of the project, Wheatland Shopping Center shows a 20 minute drive time demographic of over 392,830 people with household incomes of more than \$75,389 and daytime employment demographics equally as strong with 230,130. The demographics within a 10-mile radius include 316,523 people in 123,426 homes, a labor force of 194,988 with an average household income of \$75,960. The area's growth over the last 10 years has increased over 16.1% since 2000 with over 17,112 new homes.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	93,368	174,808	236,653
TOTAL EMPLOYEES	53,260	86,396	109,449
AVERAGE HHI	\$103,617	\$111,055	\$116,822
TOTAL HOUSEHOLDS	37,781	68,964	93,048

TRAFFIC COUNTS: **Columbia Ave** ±22,000 VPD



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## TENANT ROSTER

SPACE	TENANT	AREA (SQ FT)
1	SHERWIN WILLIAMS	4,640
2	CERTIFIED CARPET	16,862
3	M&T BANK	2,592
4		3,531
5	RENT A CENTER	4,000
6	<b>AVAILABLE</b>	<b>2,600</b>
7	KAMAL GROCERY STORE	12,300
8	RETRO ROCKS	3,000
9	HONG KONG GARDEN	4,260
10	DOLLAR GENERAL	10,493

## TENANT ROSTER

SPACE	TENANT	AREA (SQ FT)
11	EMPIRE BEAUTY	5,254
12	METRO PCS	1,300
13	OFF ROAD CENTRAL	4,550
14	FASTENAL	6,750
15	ACE OF VAPES	2,500
16	PENN WOOD LANDSCAPING	1,700
17	KAYE DENTIST	3,200
18	FINE WINE & SPIRITS	4,380
19	SAFELITE	2,940



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# About Bennett Williams



Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

At Bennett Williams, your investments are always in good hands. Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the investment sales segment of the industry.



Bennett Williams is a member of the Capital Markets Real Estate Network, a nationwide network of professionals dedicated to, and specializing in the capital markets segment of commercial real estate. CMRE is comprised of the most highly-qualified, best-experienced independent Capital Market real estate professionals.



## LISTING AGENTS:

### Justin Willits

JWillits@bennettwilliams.com

### Brad Rohrbaugh

BRohrbaugh@bennettwilliams.com

### Chad Stine

CStine@bennettwilliams.com

## OUR LOCATIONS:

### YORK OFFICE:

3528 Concord Rd.  
York, PA 17402

### LANCASTER OFFICE:

2173 Embassy Dr., Suite 201  
Lancaster, PA 17601

### EXTON OFFICE:

1 E. Uwchlan Ave.  
Suite 409, Exton, PA 19341

### NEW JERSEY OFFICE:

236 E. Route 38, Suite 130  
Moorestown, NJ 08057

### WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310  
Williamsport, PA 17701

### CONTACT US

717.843.5555  
www.bennettwilliams.com

