

WHEATLAND SHOPPING CENTER

±4,000-4,550 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



ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK

COMMERCIAL BROKERAGE. *Redefined.*

WHEATLAND SHOPPING CENTER

1841 COLUMBIA AVENUE | LANCASTER, PA | 17603

±4,000-4,550 SF
FOR LEASE

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.



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

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.



Justin Willits | Brad Rohrbaugh | Chad Stine

For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

WHEATLAND SHOPPING CENTER

1841 COLUMBIA AVENUE | LANCASTER, PA | 17603

±4,000-4,550 SF
FOR LEASE



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	AVAILABLE	4,000
6	WINGSTOP	2,600
7	KAMAL GROCERY STORE	12,300

TENANT ROSTER

SPACE	TENANT	AREA (SQ FT)
8	RETRO ROCKS	3,000
9	HONG KONG GARDEN	4,260
10	DOLLAR GENERAL	10,493
11	EMPIRE BEAUTY	5,254
12	METRO PCS	1,300
13	AVAILABLE	4,550
14	FASTENAL	6,750

TENANT ROSTER

SPACE	TENANT	AREA (SQ FT)
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



Justin Willits | Brad Rohrbaugh | Chad Stine

For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



ACTIVE MEMBER OF: **RETAIL BROKERS NETWORK** COMMERCIAL BROKERAGE. *Redefined.*

WHEATLAND SHOPPING CENTER

1841 COLUMBIA AVENUE | LANCASTER, PA | 17603

±4,000-4,550 SF
FOR LEASE



Justin Willits | Brad Rohrbaugh | Chad Stine
For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

EXTON OFFICE:

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

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
State College, PA 16803

NEW JERSEY OFFICE:

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

LISTING AGENTS:



Justin Willits

JWillits@bennettwilliams.com



Brad Rohrbaugh

BRohrbaugh@bennettwilliams.com



Chad Stine

CStine@bennettwilliams.com

CONTACT US

717.843.5555 | www.bennettwilliams.com



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.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

