



# FOR SALE

Featured is 16.57 acres of land zoned Community Business Center. Land has extensive frontage on Columbia Avenue and access from Richardson Drive. Water, sewer, heavy power and gas are available to the site with potential for a building of up to +/- 150,000 SF.

Lease/Sale Price:	Negotiable
Zoning:	Community Business Center
Total Land Size:	16.57 AC
Property Visibility:	Good
Lot Frontage:	Extensive to Columbia Ave & access from Richardson Dr

Topography:	Level
County:	Lancaster
Municipality:	E Hempfield Twp
Tax ID Number:	290-72050-0-0000
Available Utilities:	Water & Sewer



**JEFF HERR | JEFFREY HERR**  
717-843-5555  
[www.bennettwilliams.com](http://www.bennettwilliams.com)

*Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, change in price, prior sale, withdrawal without notice, or other conditions.*

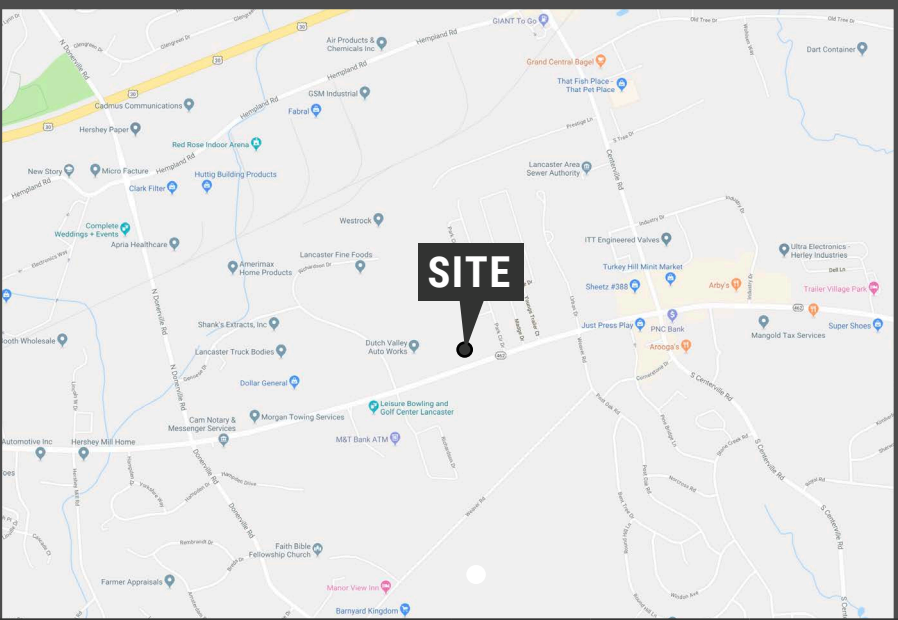
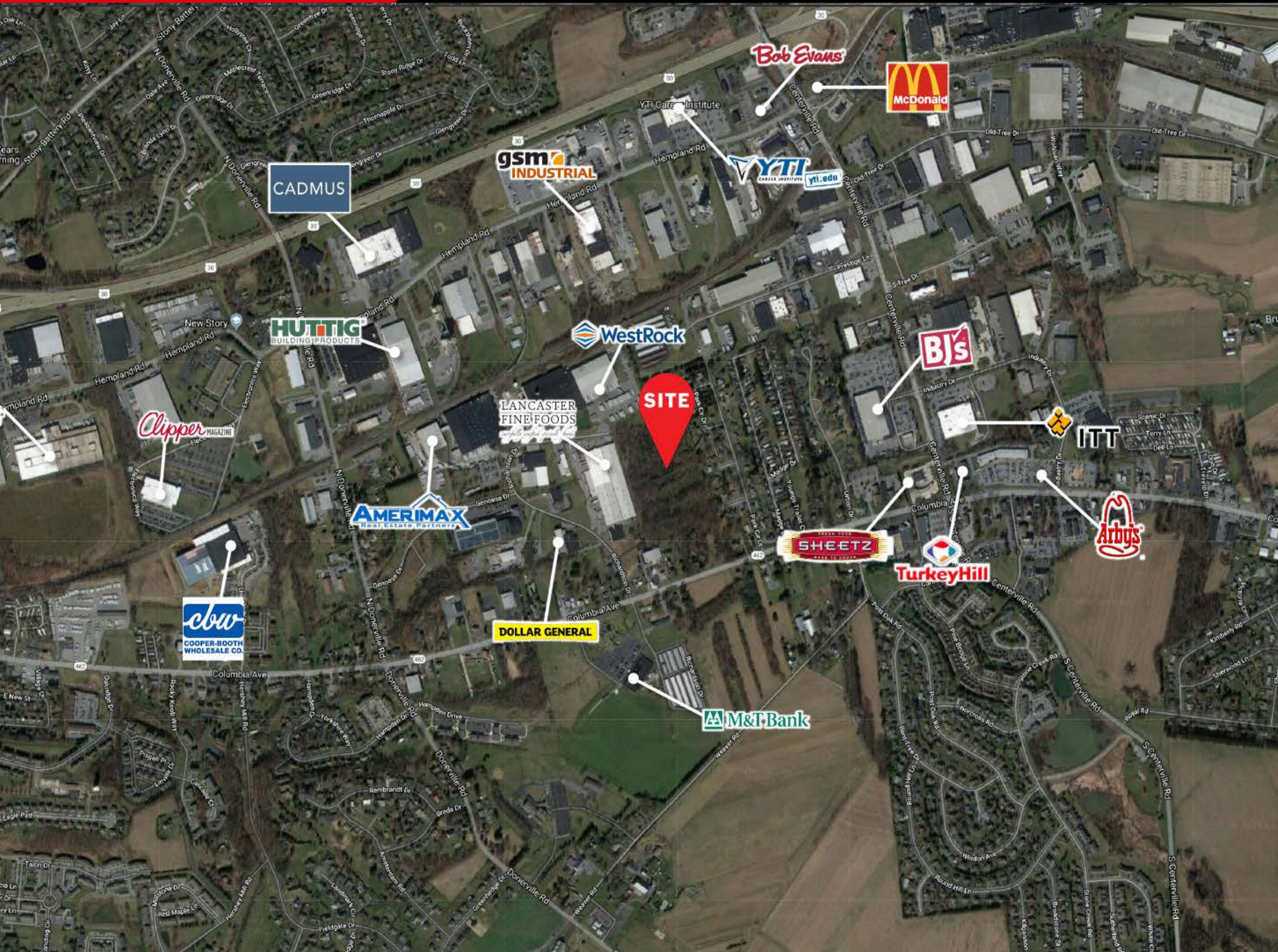
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LAND FOR SALE

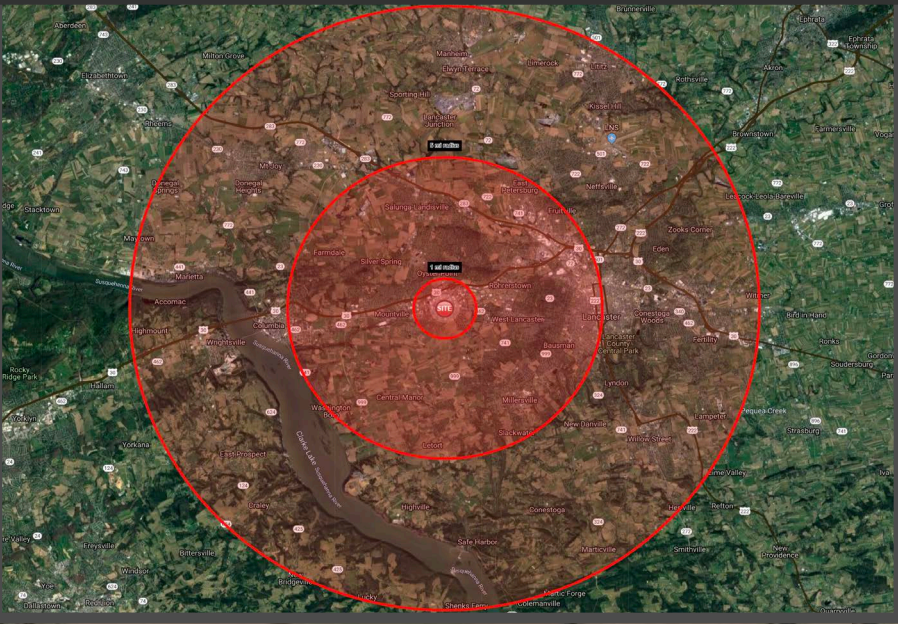
3121 & 3125 Columbia Avenue | Lancaster, PA

FOR SALE



DEMOGRAPHICS		1 MILE	5 MILE	10 MILE
	POPULATION	5,919	121,721	312,379
	TOTAL EMPLOYEES	4,770	99,799	253,445
	AVERAGE HHI	\$71,201	\$82,873	\$84,153
	TOTAL HOUSEHOLDS	2,498	48,846	124,770

TRAFFIC COUNTS  
COLUMBIA AVENUE: 13,000 VPD



ACTIVE MEMBER OF:  
**RETAIL** BROKERS  
NETWORK

York Office: 3528 Concord Rd. York, PA 17402  
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341  
Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601

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