

*For Lease*

# 1ST CLASS TOWNE CENTRE

**±3,700 SF + 2 PADS**

4464 Lincoln Hwy | York, PA 17406



**1st Class Towne Centre** is a neighborhood shopping center with availability for lease on East Market Street in York, PA. The property is ideally positioned on one of East York's most traveled retail corridors and is located near national tenants like Domino's, State Farm, and Subway. It is also next door to Stauffer's of Kissel Hill. Some property attributes include ample parking, pylon signage, and great visibility. There is also potential for up to two pad sites.



**Abe Khan | Ashlee Lehman | Brad Rohrbaugh | Chad Stine**  
For Leasing Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



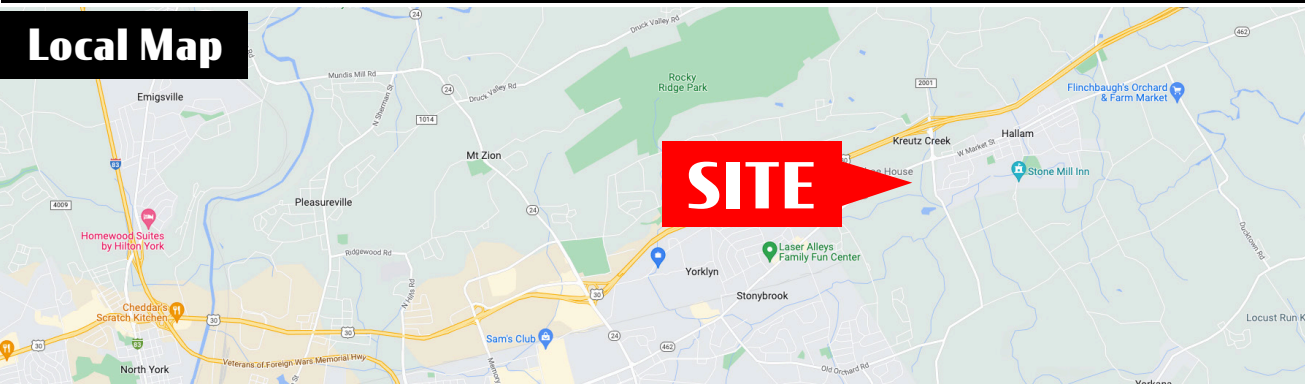
COMMERCIAL BROKERAGE. *Redefined.*

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## Local Map



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	22,350	62,263	169,610
TOTAL EMPLOYEES	10,489	26,221	76,992
AVERAGE HHI	\$87,864	\$86,014	\$77,644
TOTAL HOUSEHOLDS	8,376	24,379	66,545

**TRAFFIC COUNTS:**  
Lincoln Hwy - ±13,000 VPD | US-30 - ±49,000 VPD



**BW** COMMERCIAL  
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ACTIVE MEMBER OF:  
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## Site Plan



SUITE	TENANT	SF
1	Quanta	1,500
2	Brainwash Cards	1,500
3	Honey Hair Studio	1,500
4	7 Star Tobacco & Vape	1,500
5	Ehrlich Pest Control	1,500
6-7	<b>AVAILABLE CAN BE DIVIDED</b>	<b>3,700</b>
8	1st Class Storage Office	1,200
9	<b>AVAILABLE PROPOSED PAD</b>	
10	<b>AVAILABLE PROPOSED PAD</b>	
<b>CENTER TOTAL</b>		<b>8,200</b>

Lincoln Hwy - ±13,000 VPD

462



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## Market Aerial



# Bennett Williams

COMMERCIAL REAL ESTATE

## 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

### WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310  
Williamsport, PA 17701

### WEST CHESTER OFFICE:

107 E Chestnut St, Suite 107  
West Chester, PA 19380

### NEW JERSEY OFFICE:

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

## LISTING AGENTS:



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## CONTACT US

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LANDLORD  
REPRESENTATION

TENANT  
REPRESENTATION

INVESTMENT  
SALES

PROPERTY  
MANAGEMENT



## 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.

