

*For Lease*

# 1ST CLASS TOWNE CENTRE

4464 Lincoln Hwy | York, PA 17406

**±1,200 - 3,700 SF  
+ 2 PADS**



**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.*

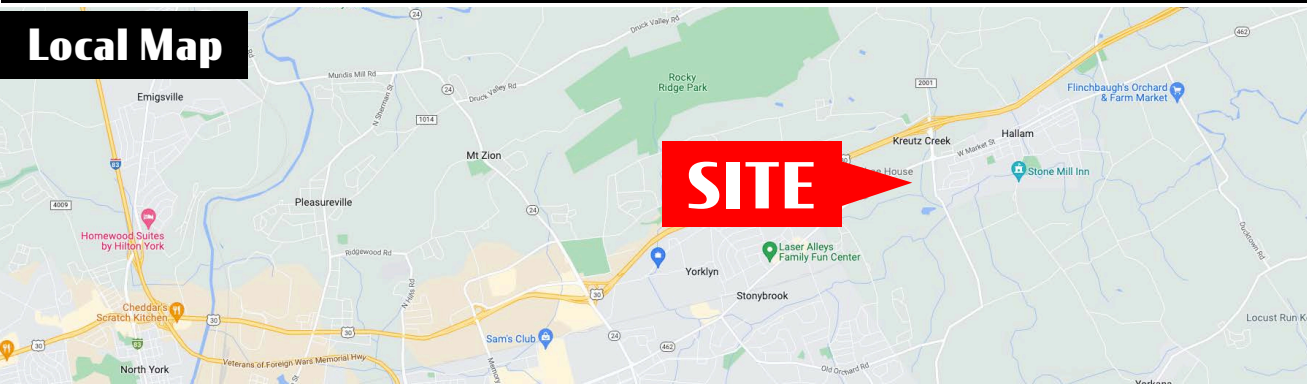


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## Local Map



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



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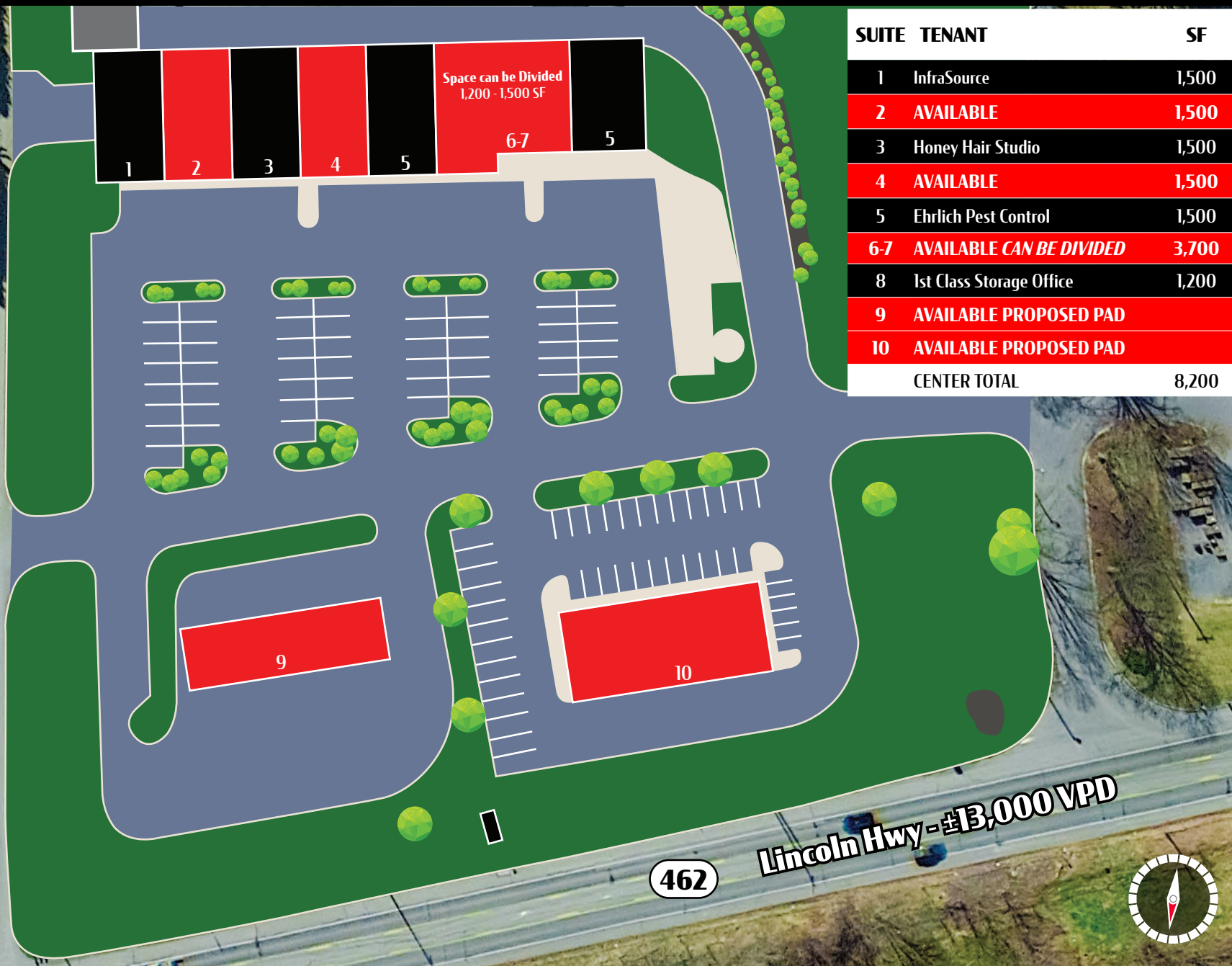


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## Site Plan



SUITE	TENANT	SF
1	InfraSource	1,500
2	AVAILABLE	1,500
3	Honey Hair Studio	1,500
4	AVAILABLE	1,500
5	Ehrlich Pest Control	1,500
6-7	AVAILABLE CAN BE DIVIDED	3,700
8	1st Class Storage Office	1,200
9	AVAILABLE PROPOSED PAD	
10	AVAILABLE PROPOSED PAD	
CENTER TOTAL		8,200



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## Market Aerial



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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.

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