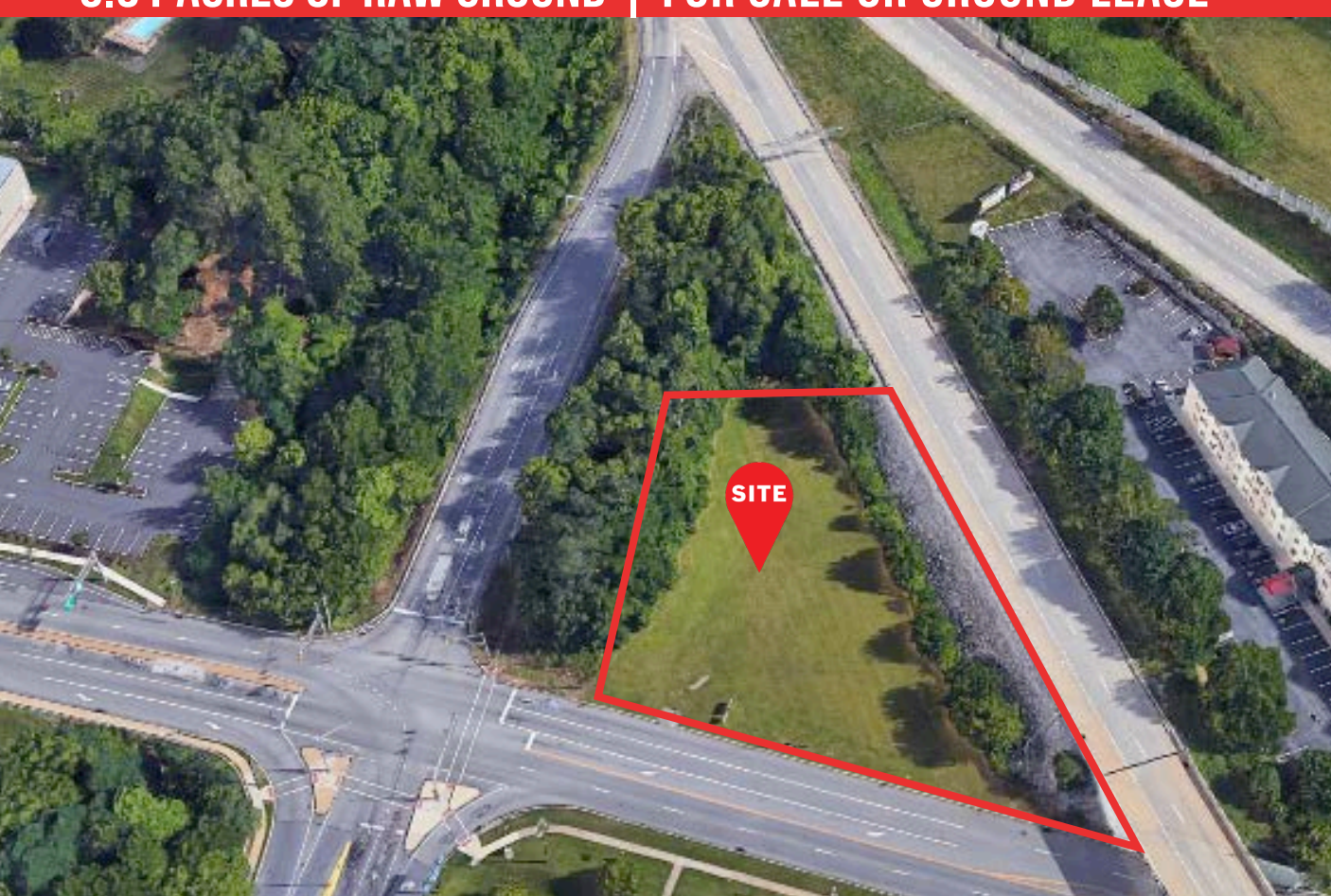


2031 LINCOLN HWY EAST | LANCASTER, PA 17602

0.91 ACRES OF RAW GROUND | FOR SALE OR GROUND LEASE



POPULATION

239,512



EMPLOYEES

151,014



HH INCOME

\$86,795



HOUSEHOLDS

92,918



TRAFFIC COUNTS

RT 462
20,943 VPD

20 MINUTE DRIVE TIME DEMOGRAPHICS

PROPERTY OVERVIEW

Great Opportunity for a retail or fast food business. Located on a busy thoroughfare in and out of Lancaster with high volume of traffic and excellent visibility. There is a signal at the entrance making it for easy access in and out of the property. This property offers the opportunity For Sale \$485,0000, and/or ground lease for \$85,000 annually. Sign on Property and is located directly across from Walmart Plaza. Call listing office for details, Bennett Williams Commercial 717-390-9858

Bennett Williams
COMMERCIAL REAL ESTATE

TOM TROCCOLI

ttroccoli@bennettwilliams.com

Phone: 717 | 390 | 9858 | www.bennettwilliams.com

ACTIVE MEMBERS OF:
RETAIL BROKERS
NETWORK

Bennett Williams Commercial has been engaged by the property owner to market this asset for sale. Information regarding this asset 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. Any buyer is recommended to conduct their own independent due diligence and rely upon those results.

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PROPERTY SUMMARY

Available SF:	37,026 SF
Sale Price:	\$485,000
Sale Terms:	Cash to Seller
Lease Rate:	\$85,000 per year (Ground)
Property Type:	Land
Lot Size:	0.85 Acres
APN #:	3106470500000
Zoning:	Commercial

BENEFITS

- Ground for Lease
- Great Location for Fast Food
- Great Location for Retail Business
- Excellent Visibility with High Volume
- Call Listing Agent for Additional Details
- Along Route 462 & Route 30 Intersection

AVAILABLE SPACES

Suite	SF Available	Lease Rate
Land	37,026	\$85,000 per year

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