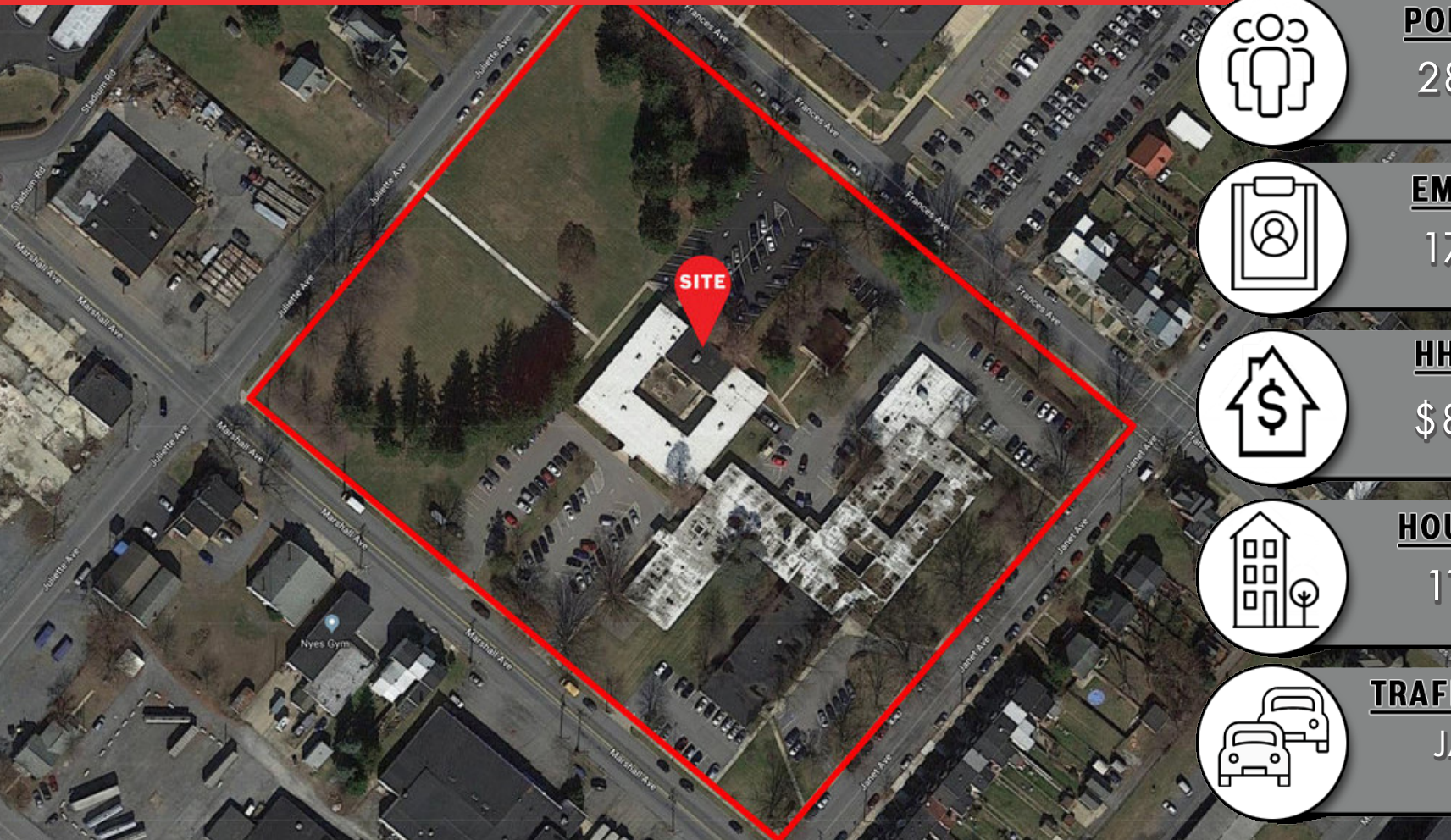


630 JANET AVE | LANCASTER, PA 17601

5,000 SF TO 51,906 AVAILABLE | FOR LEASE



POPULATION

285,072



EMPLOYEES

172,108



HH INCOME

\$86,644



HOUSEHOLDS

112,641



TRAFFIC COUNTS

JANET AVE
753 VPD

20 MINUTE DRIVE TIME DEMOGRAPHICS

PROPERTY OVERVIEW

51,906 SF (50,667 SF in Main Building + 1,239 Annex) of office space in Manheim Township just outside the City of Lancaster. Operating expenses are \$6.75. Demisable to 5,000 sf.



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ACTIVE MEMBERS OF:



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:	51,906 SF
Lease Rate:	\$11.25 SF/yr (NNN)
Property Type:	Office
Lot Size:	8.09 Acres
Building Size:	51,906 SF
Building Class:	B
Year Built:	1961
Zoning:	B-1 with T-6 overlay

BENEFITS

- Easy access from Rt 30, 283, 222, Oregon Pike, and Lititz Pike
- Close proximity to Lancaster Amtrak and many shopping and dining destinations
- Approx. 165 parking spaces on site plus additional on-street parking
- Public water, public sewer, gas, cable, and 3-phase 1600 amp power
- Fully sprinklered
- Operating expenses include CAM, taxes, insurance, water/sewer, electric, heat, gas, and trash

BENEFITS

Suite	SF Available	Lease Rate
Main Building & Annex	51,906	\$11.25/yr



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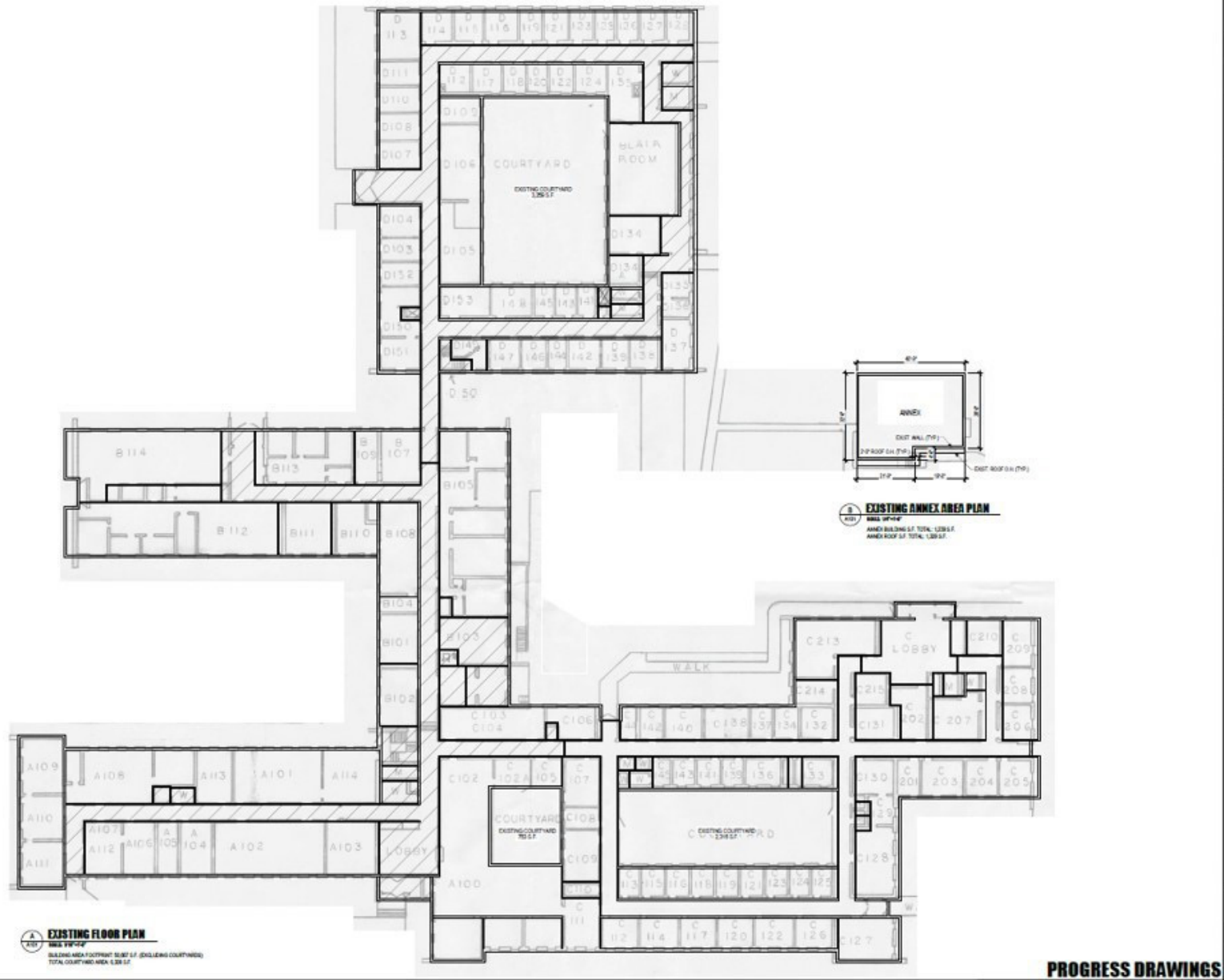
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RETAIL BROKERS
NETWORK

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Overlook Town Center
Sport Clips, Noodles, AT&T, Sport Clips, Noodles, AT&T

Hawthorne Centre
Walmart, GameStop, Ruby Tuesday

Fruitville Crossings
Starbucks, Aspen Dental, FIVE GUYS

Shoppes at Belmont
Whole Foods, Target, Dick's Sporting Goods, Ulta, Starbucks, P.F. Chang's, Fine Wine & Good Spirits, Cibo

Red Rose Commons
Weis, Burlington, PetSmart, HomeGoods, Barnes & Noble, Party City, Verizon

Park City Mall
Kohl's, Express, DSW, H&M, Starbucks, Olive Garden

The Crossings at Conestoga Creek
Wegmans
90,000 SF High-End Mixed Use Development (2018)

Golden Triangle Shopping Center
Lafitness, Staples, Marshalls, Just Cabinets, Advanced Auto Parts, Walgreens

Grandview Plaza
Turkey Hill, Subway, Domino's

Bridgeport SC
CVS, Wine & Spirits, Little Caesars, Pizza Hut, Burger King

Lancaster SC
GIANT, Michaels, Primanti Bros., Juggernaut

Trucks
Lowe's, Costco, McDonald's

Traffic Volume Data:
46,000 CPD
75,000 CPD
77,000 CPD
19,000 CPD
22,000 CPD
53,000 CPD
84,000 VPD

Other Locations:
Overlook Town Center, Hawthorne Centre, Fruitville Crossings, Shoppes at Belmont, Red Rose Commons, Park City Mall, The Crossings at Conestoga Creek, Golden Triangle Shopping Center, Grandview Plaza, Bridgeport SC, Lancaster SC, Trucks



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