

2816 COLUMBIA AVE

Lancaster, PA | 17603

4.03 ACRES AVAILABLE | FOR SALE



PROPERTY OVERVIEW

Commercial lots for sale in the vicinity of Columbia Avenue and Centerville Road for sale in Manor Township. "General Commercial" zoning permits many uses, including office, medical office, retail, hospitality, and contractor shops. Located off of Route 462/Columbia Avenue on the west side of Lancaster, the site benefits from its proximity to many existing retail and commercial users. Route 30 is five minutes away, allowing easy access to the rest of the county and the region.

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

JEFF HERR | JEFFREY HERR
717-843-5555
www.bennettwilliams.com

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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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PROPERTY HIGHLIGHTS

- 4.03 AC zoned for General Commercial
- For sale in Manor Township
- Minutes away from Rt. 30 via Centerville Rd.
- 13,000 cars per day on Columbia Ave
- Close to a variety of existing retail including Lowe's and Giant-anchored shopping centers

DEMOGRAPHICS	5 MILE	10 MILE	15 MILE
POPULATION	137,865	312,475	485,235
TOTAL EMPLOYEES	92,764	177,717	233,396
AVERAGE HHI	\$82,333	\$89,103	\$88,733
TOTAL HOUSEHOLDS	54,949	125,175	189,991

TRAFFIC COUNTS

COLUMBIA AVE: 13,000 VPD

PROPERTY SUMMARY

Property Type:	Land
Sale Price:	\$1,625,000
Number of Acres:	4.03 AC
Zoning:	General Commercial



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