

COLUMBIA PLAZA

960 LANCASTER AVE • COLUMBIA, PA • 17512



**±17,643 SF
FOR LEASE**

±14,000 VPD



ADAM HAGERMAN | CALE BRUSO | BRAD ROHRBAUGH | CHAD STINE
FOR LEASING INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT WWW.BENNETTWILLIAMS.COM



COMMERCIAL BROKERAGE. *Redefined.*

PROPERTY OVERVIEW

Columbia Plaza is a 46,520 square-foot retail shopping center centrally located in Columbia, Pennsylvania, situated along Lancaster Avenue (Route 462) with two points of access, one along Lancaster Avenue, and another along Barber Street. The center features co-tenants such as Advance Auto Parts, Dollar General, and H&R Block.

LOCATION

Columbia Plaza is strategically positioned with significant frontage in one of the market's primary retail corridors along Lancaster Avenue (14,000 VPD) with 2 points of access, one of which is along the main road, Lancaster Avenue. The center benefits from the high-volume traffic flow of Lancaster Avenue, which is the main thoroughfare and is one of the heaviest traveled roadways in the market. Lancaster Avenue acts as a focal point for retail, with a trade area that extends more than 10 miles, attracting a vast customer base.



TRADE AREA

Adding to the stability of the project, Columbia Plaza shows a 15-minute drive time demographic of over 90,034 people with household incomes of more than \$112,494 and daytime employment demographics equally as strong with 46,168. The demographics within a 10-mile radius include 254,487 people in 99,947 homes, a labor force of 98,874 with an average household income of \$113,657.



DEMOGRAPHICS	5 MILE	7 MILE	10 MILE
POPULATION	49,455	106,987	254,487
EMPLOYEES	16,108	38,523	98,874
AVERAGE HHI	\$108,902	\$115,037	\$113,657
HOUSEHOLDS	19,854	43,131	99,947



SITE PLAN

TENANT ROSTER

SPACE	TENANT	AREA (SQ FT)
1	ADVANCE AUTO PARTS	8,300
2	GENUINE TOBACCO CO.	2,200
3	AVAILABLE	17,643
4	H&R BLOCK	2,000
5	THE MEDICINE SHOPPE	6,000
6	DOLLAR GENERAL	8,000

COLUMBIA
ORGAN

MAJIK

±14,000 NPD

WELLS
FARGO
ATM

ROYER'S



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MARKET OVERVIEW



COLUMBIA SHOPPING CENTER

weis **verizon** **FAMILY DOLLAR**
my family, my family dollar.

ACE Hardware **planet fitness** **RBC** **FINE WINE & GOOD SPIRITS**

Northwest

Bennett Williams

COMMERCIAL REAL ESTATE

OUR LOCATIONS:

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STATE COLLEGE OFFICE:

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State College, PA 16803

WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1
West Chester, PA 19380

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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.

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.

