

CENTERVILLE ROAD

LANCASTER, PA • 17603

**±6.56 ACRES
AVAILABLE**

FOR SALE



JEFF HERR | JEFFREY HERR

FOR SALE INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT WWW.BENNETTWILLIAMS.COM



COMMERCIAL BROKERAGE. *Redefined.*

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.



PROPERTY HIGHLIGHTS

- 6.56 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	3 MILE	5 MILE	7 MILE
POPULATION	52,617	157,062	234,370
EMPLOYEES	25,220	76,885	102,951
AVERAGE HHI	\$128,554	\$110,578	\$117,447
HOUSEHOLDS	21,194	61,278	91,299

- Property Type: Land
- Sale Price: \$2,130,700
- Number of Acres: 6.56 AC
- Zoning: General Commercial

SITE PLAN

Note: This map, table 1, and calculations will be updated upon final land development plan approvals for the remaining vacant sites in Stony Battery Corporate Center

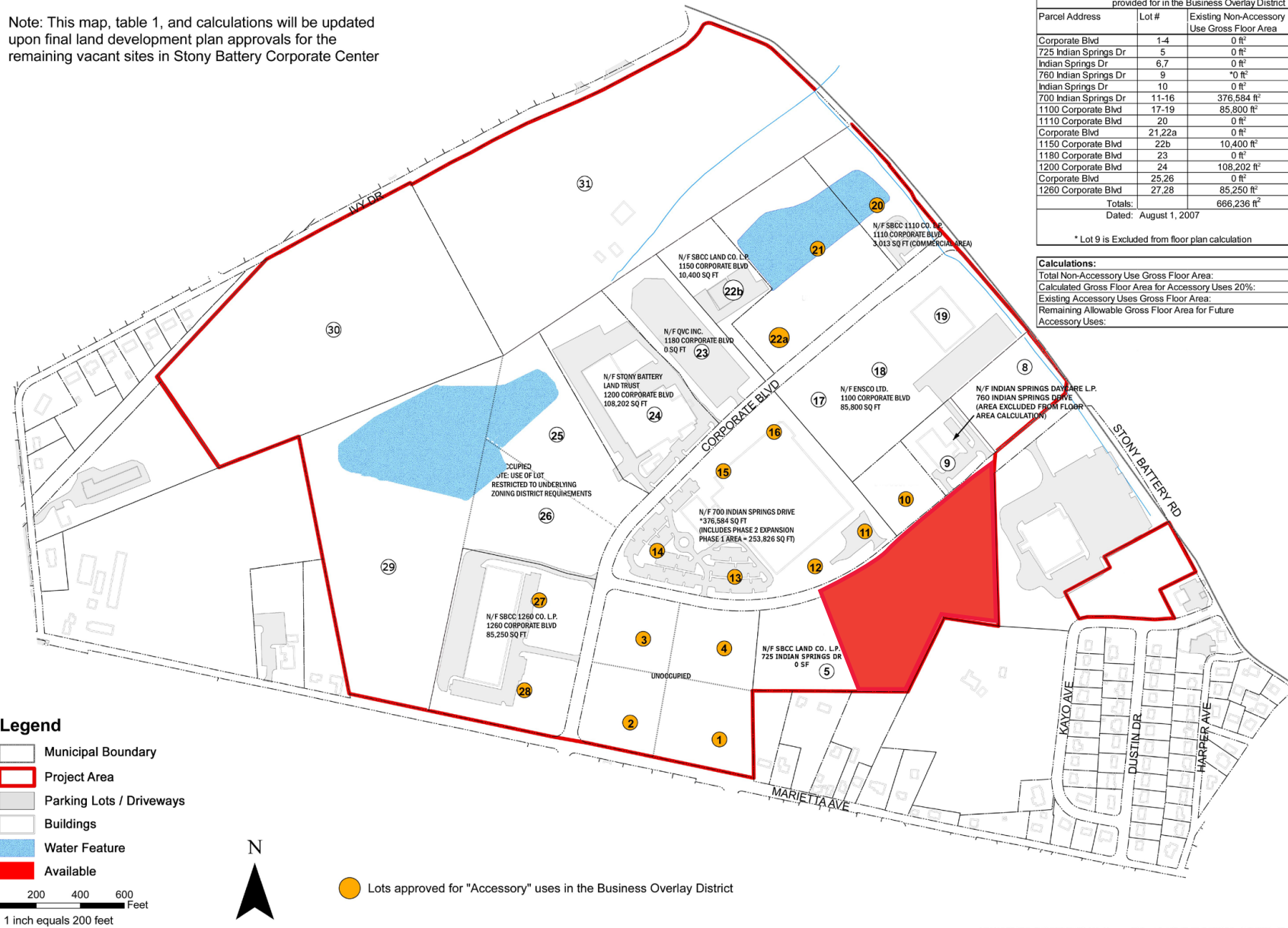


TABLE I Calculations for maximum Gross Floor area of Accessory Use Buildings provided for in the Business Overlay District			
Parcel Address	Lot #	Existing Non-Accessory Use Gross Floor Area	Existing Accessory Use Gross Floor Area
Corporate Blvd	1-4	0 ft ²	0 ft ²
725 Indian Springs Dr	5	0 ft ²	0 ft ²
Indian Springs Dr	6,7	0 ft ²	0 ft ²
760 Indian Springs Dr	9	*0 ft ²	0 ft ²
Indian Springs Dr	10	0 ft ²	0 ft ²
700 Indian Springs Dr	11-16	376,584 ft ²	0 ft ²
1100 Corporate Blvd	17-19	85,800 ft ²	0 ft ²
1110 Corporate Blvd	20	0 ft ²	3,013 ft ²
Corporate Blvd	21,22a	0 ft ²	0 ft ²
1150 Corporate Blvd	22b	10,400 ft ²	0 ft ²
1180 Corporate Blvd	23	0 ft ²	0 ft ²
1200 Corporate Blvd	24	108,202 ft ²	0 ft ²
Corporate Blvd	25,26	0 ft ²	0 ft ²
1260 Corporate Blvd	27,28	85,250 ft ²	0 ft ²
Totals:		666,236 ft²	3,013 ft²
Dated: August 1, 2007			
* Lot 9 is Excluded from floor plan calculation			

Calculations:	
Total Non-Accessory Use Gross Floor Area:	663,223
Calculated Gross Floor Area for Accessory Uses 20%:	133,247
Existing Accessory Uses Gross Floor Area:	3,013
Remaining Allowable Gross Floor Area for Future Accessory Uses:	130,234



STONY BATTERY
MANAGEMENT LLC
1899 LUTTZ PIKE
LANCASTER, PA 17601

STONY BATTERY
CORPORATE CENTER
WEST HEMPFIELD TOWNSHIP, LANCASTER COUNTY, PA

Plan Scale: One inch equals Two Hundred (200) Feet
Plan Date: May 23, 2007
Date: 05/23/2007
Data Source: Lancaster County GIS
Projection: NAD 1983 State Plane: Pennsylvania South
Job Number: 07-141

FILE LOCATION: S:\DOCS\07\07-141_Regency V\Graphics\13-02-22 STONY BATTERY MGMT CO LLC BUSINESS OVERLAY MAP

MARKET OVERVIEW



CENTERVILLE SQUARE

GIANT GNC
holiday hair
FINE WINE & GOOD SPIRITS

LIME SPRING SQUARE



REGENCY SQUARE



SITE

Bennett Williams

COMMERCIAL REAL ESTATE

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

EXTON OFFICE:

1 E. Uwchlan Ave.
Suite 409, Exton, PA 19341

WEST CHESTER OFFICE:

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

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
State College, PA 16803

NEW JERSEY OFFICE:

236 E. Route 38, Suite 130
Moorestown, NJ 08057

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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.

