

2816 COLUMBIA AVE

LANCASTER, PA • 17603

**±4.03 ACRES
AVAILABLE**

COLUMBIA AVE 13,000 VPD

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

- 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	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: 1.328 AC - \$450,000 / 2.75 AC - \$850,000
- Number of Acres: 4.03 AC
- Zoning: General Commercial

MARKET OVERVIEW



CENTERVILLE SQUARE

GIANT GNC
holiday hair
FINE WINE & GOOD SPIRITS

FIVE GUYS
BURGERS and FRIES

CVS
pharmacy

Friendly's

WELLS FARGO

Days Inn

MOE's
SOUTHWEST GRILL

McDonald's

Bob Evans

BJ's

SHEETZ

Arby's

SITE

PNC

AROCAS

LIME SPRING SQUARE

ALDI

Starbucks

FIREHOUSE SUBS
FOUNDED BY FIREMEN

CHIPOTLE
MEXICAN GRILL

FOODRUCKERS
FOOD TRUCKS

MOD

Panera
BREAD

JACK WILLIAMS
Tire & Auto Service Centers

ROYAL FARMS

Stauffers
OF KISSEL HILL

LIDL

REGENCY SQUARE

DOLLAR TREE

MONRO
AUTO SERVICE and TIRE CENTERS

goodwill

Little Caesars

edible

AT&T

Aaron's

LOWE'S

CommunityAid

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.

