

**217 WOHLSEN WAY**  
LANCASTER, PA 17603



Available For Sale



**AVAILABLE**  
± 32,783 SF

**MICHAEL SHEAFFER**  
717.843.5555  
www.bennettwilliams.com

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

**Bennett WILLIAMS**  
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ACTIVE MEMBER OF:  
**RETAIL BROKERS**  
NETWORK

# 217 WOHLSEN WAY

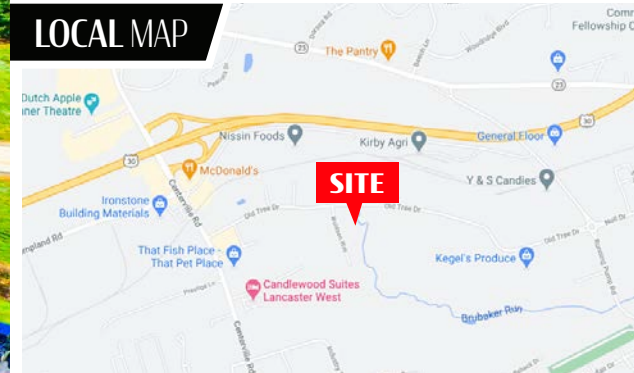
LANCASTER, PA 17603

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## PROPERTY HIGHLIGHTS



## LOCAL MAP



## PROPERTY OVERVIEW

Rare, well located, stand alone warehouse for sale in West Lancaster's most sought after commercial/industrial hub. Close to Rt. 30, 283, 462, 222, 272, 441, 501. \$2,995,000

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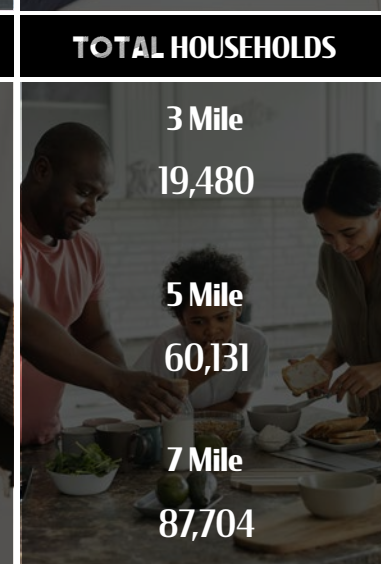
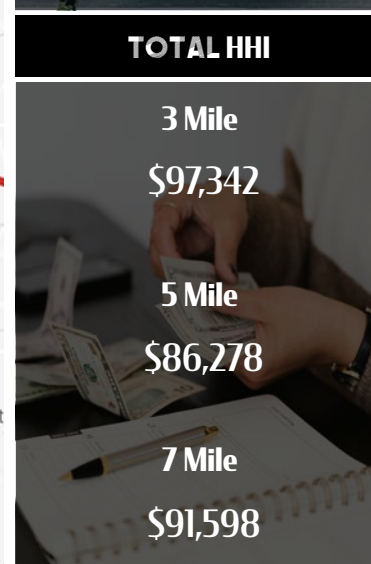
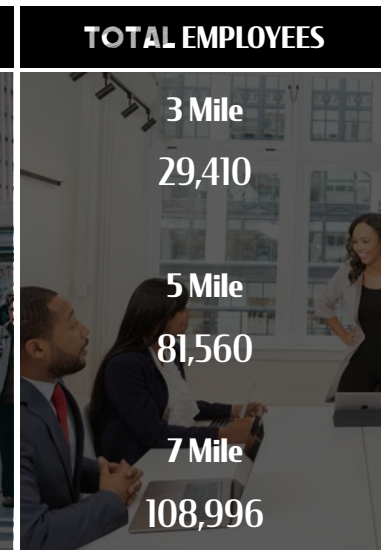
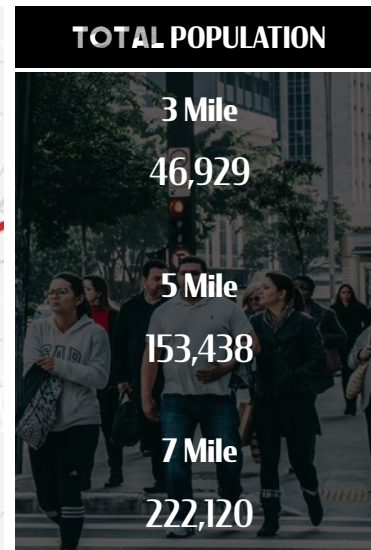
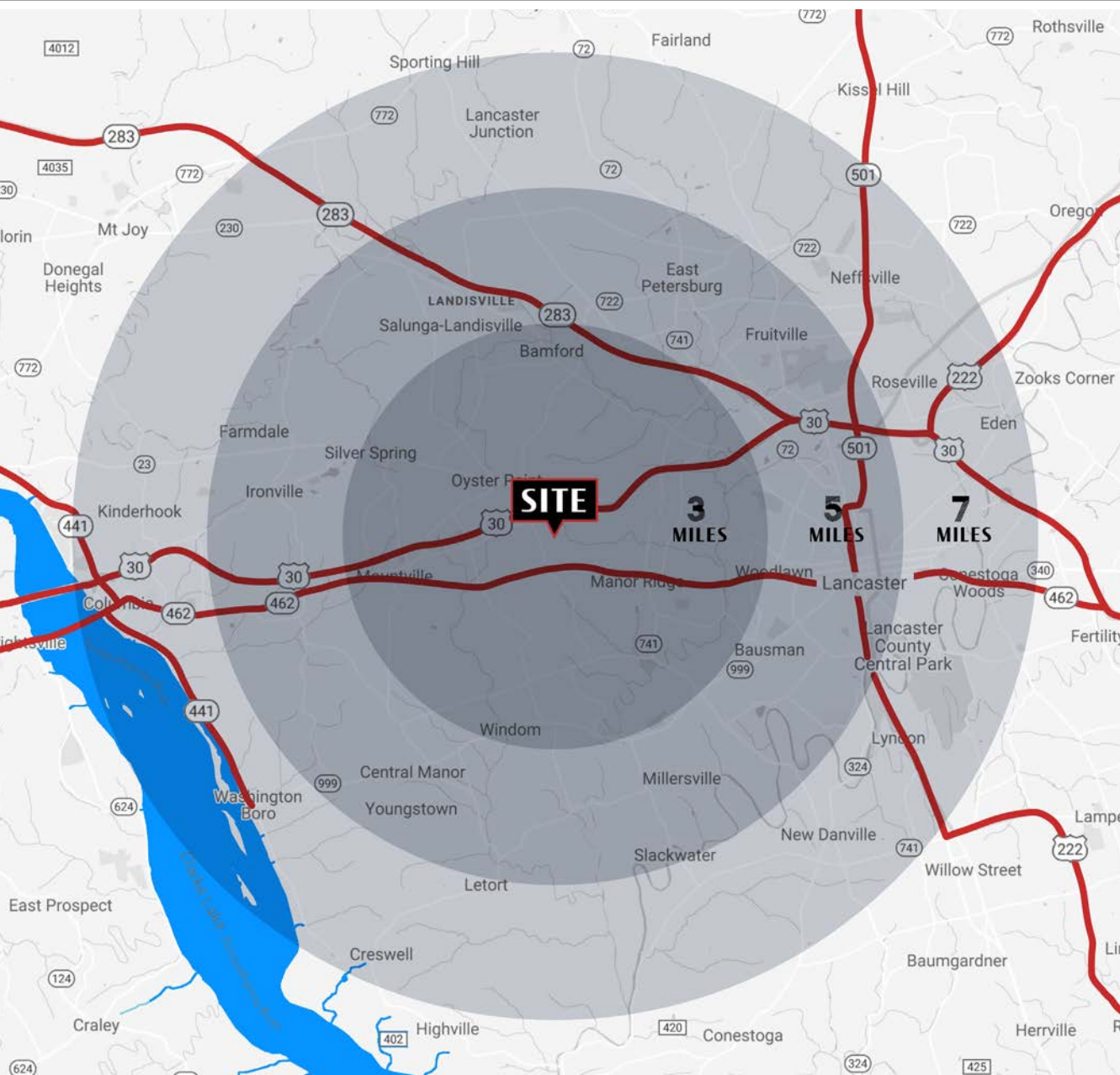
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**TRAFFIC COUNTS:**  
**RT-30** - ±76,000 VPD  
**Centerville Road** - ±19,000 VPD

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# LANCASTER COUNTY

**217** WOHLSEN WAY

LANCASTER, PA 17603

Lancaster County is located in South Central Pennsylvania along the Susquehanna River, approximately 70 miles west of Philadelphia. It is an area of just 984 square miles, houses a population of over 500,000 residents, and approximately 50,000 of them are under the age of 18. It is home to a diverse population with agricultural roots, a large Amish community, 60 municipalities, a third class city, and a strong sense of history.

## TOTAL POPULATION

.....

**545,724**

## TOTAL EMPLOYED

.....

**239,993**

## MEDIAN HHI

.....

**\$66,056**

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