

1403 Manheim Pike | Lancaster, PA 17601

± 1,992 SF Retail Space Available

Available For Lease

Property Overview

1403 Manheim Pike is a 1,992 square-foot free standing retail building with a drive-thru, ideally located along Manheim Pike, and directly off of Route 30 in Lancaster, PA. This site is located within a dense retail corridor in the Lancaster market, and benefits from having great access to Route 30, as well as located directly across the street from the Park City Mall. This site provides a user the opportunity for great visibility, and to take advantage of high traffic volumes. With the Park City Mall being the focal point of retail, and its close proximity to the highway, this site creates a great opportunity for any type of user.

SITE

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	100,255	179,843	251,848
TOTAL EMPLOYEES	64,555	101,022	126,861
AVERAGE HHI	\$87,228	\$90,873	\$92,114
TOTAL HOUSEHOLDS	39,730	69,851	97,659

TRAFFIC COUNTS:
Manheim Pike - ±22,000 VPD | Rt 30 - ±76,000 VPD



Francesco Conigliaro | Brad Rohrbaugh | Chad Stine
For Lease Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

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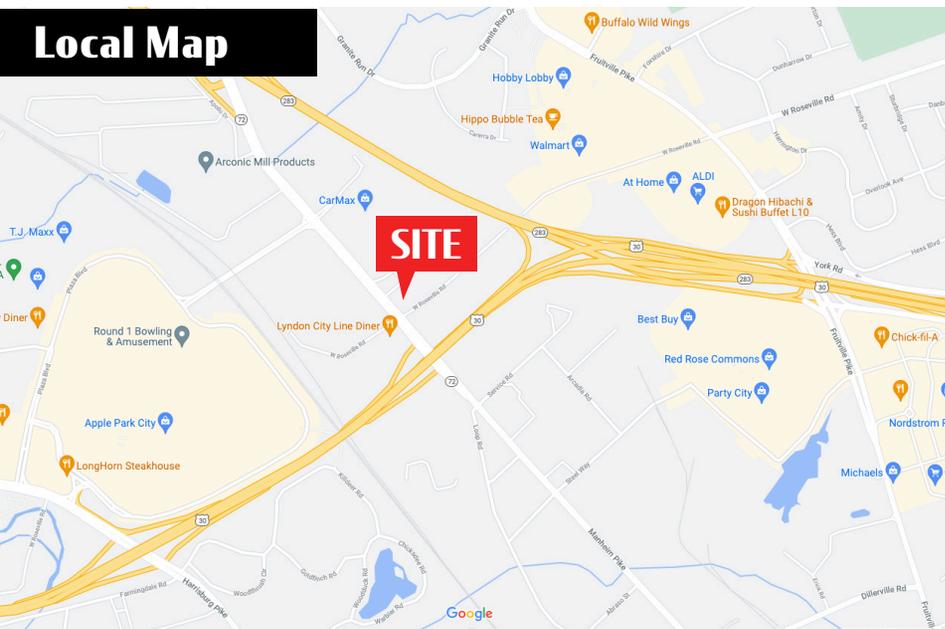
Location

The strategically positioned site benefits from having visibility from Manheim Pike & Route 30. The site has multiple points of ingress/egress which allows for easy access to and from the site for customers. The Lancaster market has seen an immense amount of growth over the last 10 years with the development of major retail projects including the Shoppes at Belmont, and The Crossings at Conestoga.

Trade Area

The site shows a 10-minute drive time demographic of over 107,513 people with household incomes of more than \$91,235 and daytime employment demographics equally as strong with 77,159. The demographics within a 5-mile radius include 179,843 people in 69,851 homes, a labor force of 101,022 with an average household income of \$90,873.

Local Map



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Manheim Pike
±22,000 VPD

AVAILABLE
± 1,992 SF

DRIVE THRU



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MARKET AERIAL



Overlook Town Center

- Buffalo Wild Wings
- noodles company
- AT&T
- Duck Donuts
- SportClips HAIRCUTS

Hawthorne Centre

- Walmart
- Panera BREAD
- HOBBY LOBBY

Lancaster Towne Center

- Starbucks
- AspenDental
- FIVE GUYS BURGERS and FRIES

Parkview Plaza

- TJ-maxx
- CRUNCH
- JOANN

Shoppes at Belmont

- WHOLE FOODS MARKET
- Target
- DICK'S SPORTING GOODS
- ULTA BEAUTY
- NORDSTROM LESS BOUTIQUE
- rack
- P.F. CHANG'S CHINA BISTRO
- Jersey Mike's SUBS
- FINCH FINE JEWELERS
- Starbucks
- Chick-fil-A
- FINE WINE & GOOD SPIRITS
- xfinity

SITE

Park City Mall

- KOHL'S
- ASHLEY FURNITURE HOMEWARES
- UFC GYM
- ROUND1 BOWLING & AMUSEMENTS
- DSW DESIGNER SHOE WAREHOUSE
- Starbucks
- EXPRESS
- MICHAEL KORS
- H.M.
- BONEFISH GRILL
- Olive Garden
- BJS RESTAURANT BREWHOUSE
- LONGHORN RESTAURANT

Red Rose Commons

- weis
- Burlington
- THE HOME DEPOT
- BEST BUY
- PETSMART
- HomeGoods
- Party City
- BARNES & NOBLE BOOKSELLERS
- PLAZA AZTECA RESTAURANTE MEXICANA
- verizon



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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 Park, Suite 205
State College, PA 16803

NEW JERSEY OFFICE:

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

LISTING AGENTS:



FRANCESCO CONIGLIARO

fconigliaro@bennettwilliams.com



BRAD ROHRBAUGH

brohrbaugh@bennettwilliams.com



CHAD STINE

cstine@bennettwilliams.com

CONTACT US

717.843.5555 | www.bennettwilliams.com

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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.

