

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



Abe Khan | 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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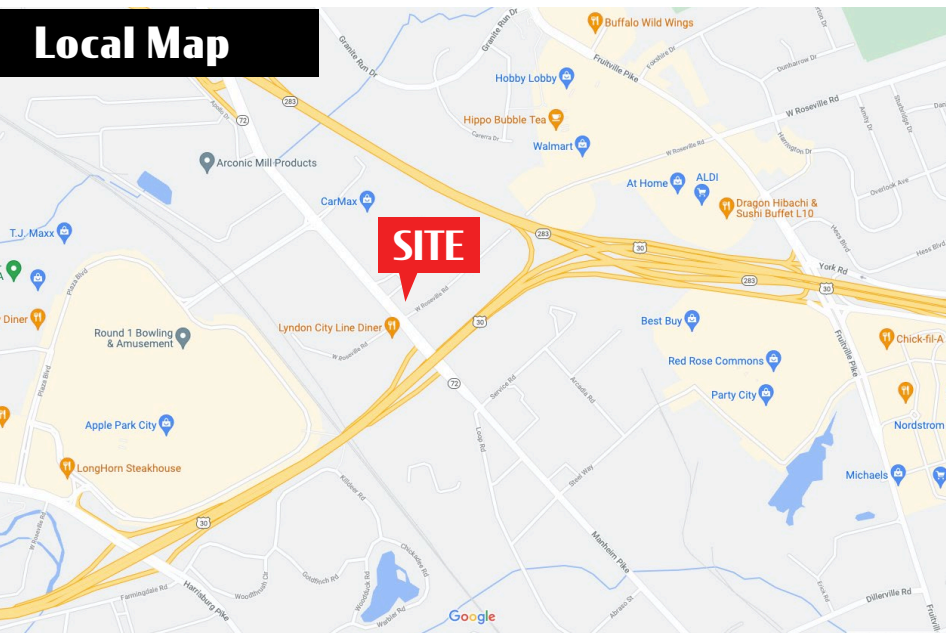
Location

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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ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

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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 RACK
- P.F. CHANG'S CHINA BISTRO
- Jersey Mike's SUBS
- FINCH FISH & CHIPS
- Starbucks
- Chick-fil-A
- FINE WINE & GOOD SPIRITS
- xfinity

Park City Mall

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

Red Rose Commons

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

About Bennett Williams

Bennett Williams
COMMERCIAL REAL ESTATE

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.

At Bennett Williams, your investments are always in good hands. Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the investment sales segment of the industry.



Bennett Williams is a member of the Capital Markets Real Estate Network, a nationwide network of professionals dedicated to, and specializing in the capital markets segment of commercial real estate. CMRE is comprised of the most highly-qualified, best-experienced independent Capital Market real estate professionals.



LISTING AGENTS:

Abe Khan

AKhan@bennettwilliams.com

Francesco Conigliaro

FConigliaro@bennettwilliams.com

Brad Rohrbaugh

BRohrbaugh@bennettwilliams.com

Chad Stine

CStine@bennettwilliams.com

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

CONTACT US

717.843.5555 | www.bennettwilliams.com

EXTON OFFICE:

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

NEW JERSEY OFFICE:

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

WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310
Williamsport, PA 17701

WEST CHESTER OFFICE:

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

