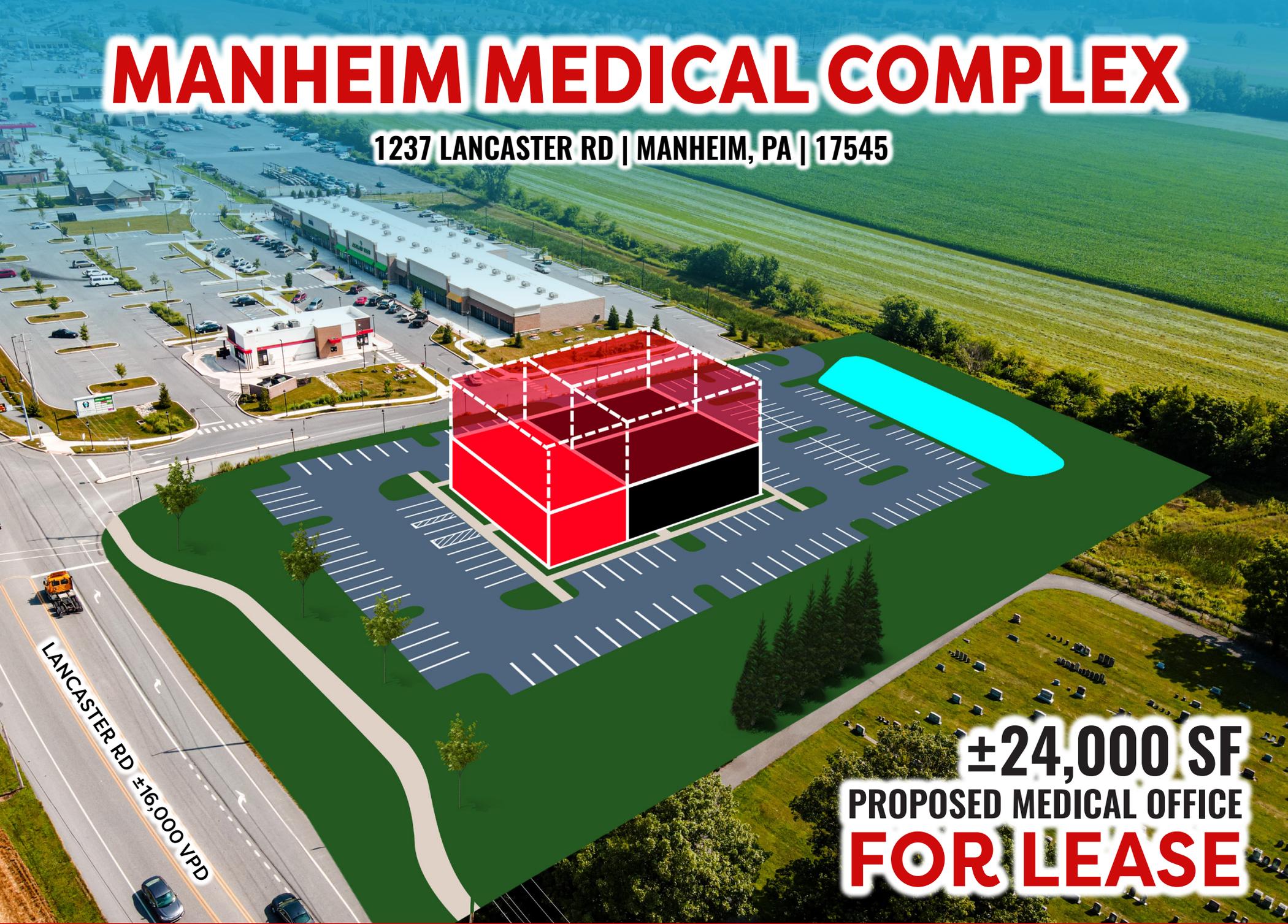


MANHEIM MEDICAL COMPLEX

1237 LANCASTER RD | MANHEIM, PA | 17545



±24,000 SF
PROPOSED MEDICAL OFFICE
FOR LEASE



BLAKE SHAFFER | BRAD ROHRBAUGH | CHAD STINE

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



ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

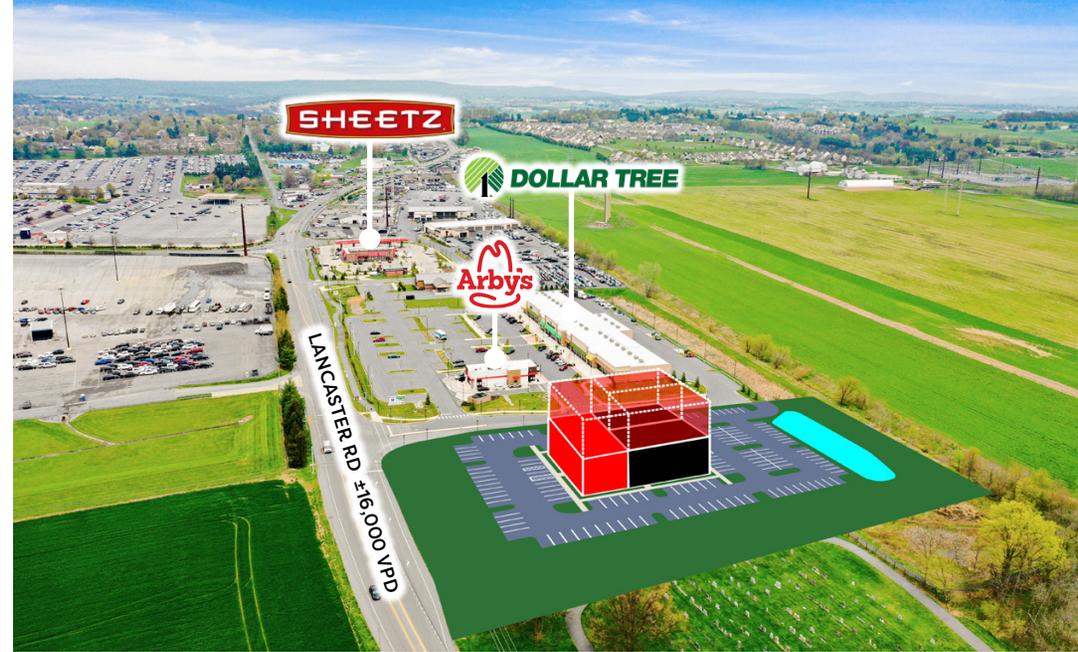
COMMERCIAL BROKERAGE. *Redefined.*

Property Overview

The Penn Towne Center Pad, which is centrally located in Manheim, PA, and situated at a fully signalized, accessible light along Lancaster Road (16,000 V.P.D.). This site consists of +/-24,000 SF, making it a great opportunity for multiple users, for medical, office, and retail users to enter this market on a busy corridor. You are next door to Penn Towne Center, a 45,780-sf new construction shopping center. Tenants here include Sheetz, Dollar Tree, and Arby's. Other National Tenants in the area include McDonald's, Grocery Outlet, and Dollar General, just to name a few. You are also right down the street from Lancaster General Health.

Location

This opportunity is strategically positioned with significant frontage in the market's primary retail corridor along Lancaster Road (Rt. 72), which is the area's heaviest traveled roadway. Lancaster Road is also home to the leading auto auction in North America, Manheim Auto Auction, which employs over 18,000 people that handle over 8 million used vehicles per year and facilitate transactions representing nearly \$57 billion in value and generate annual revenues of more than \$2.6 Billion.



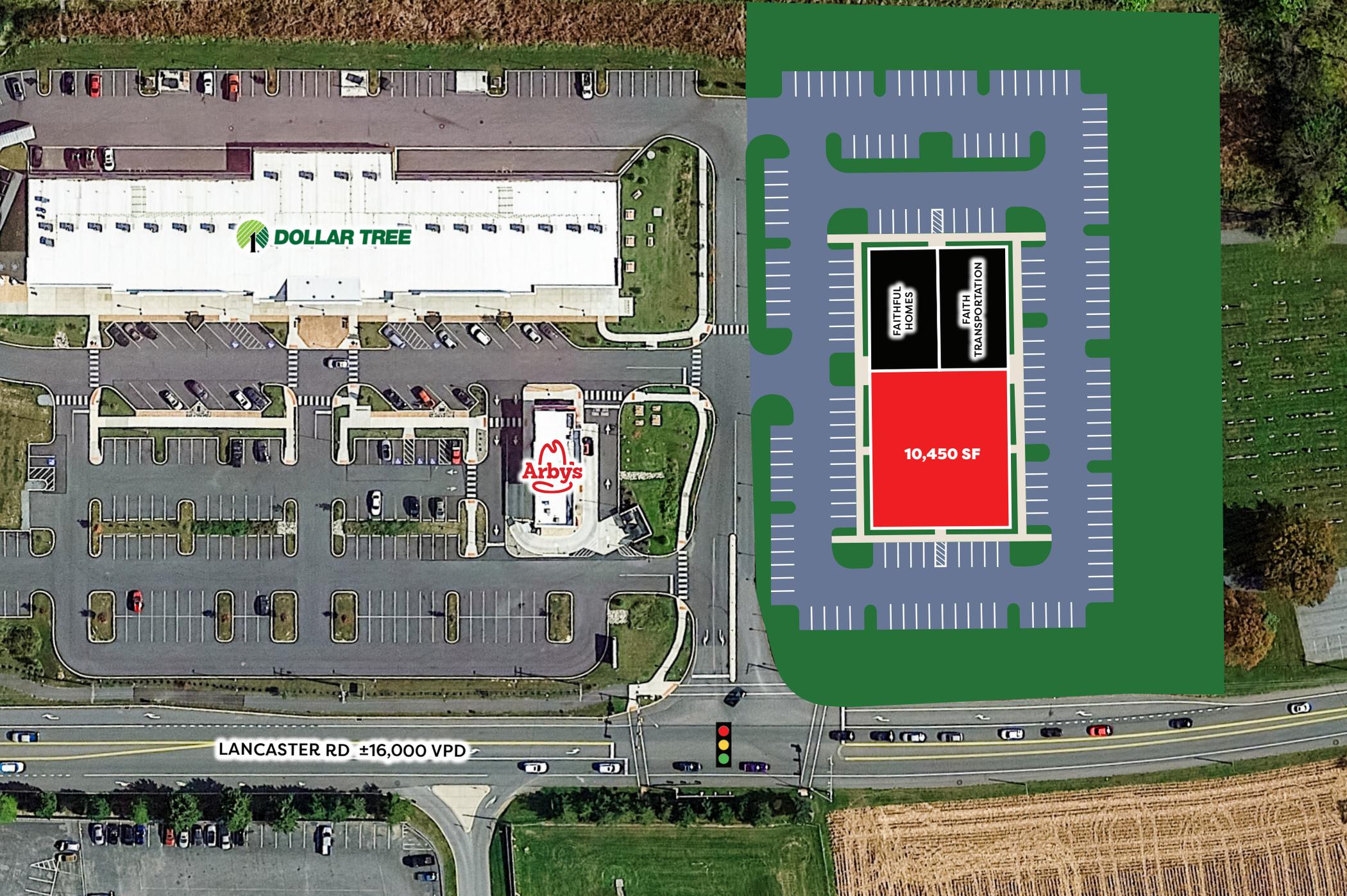
DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	19,086	69,956	132,786
EMPLOYEES	6,323	31,793	79,185
AVERAGE HHI	\$109,336	\$108,207	\$104,906
HOUSEHOLDS	7,461	28,127	53,388

TRAFFIC COUNTS: Lancaster Rd ±16,000 VPD

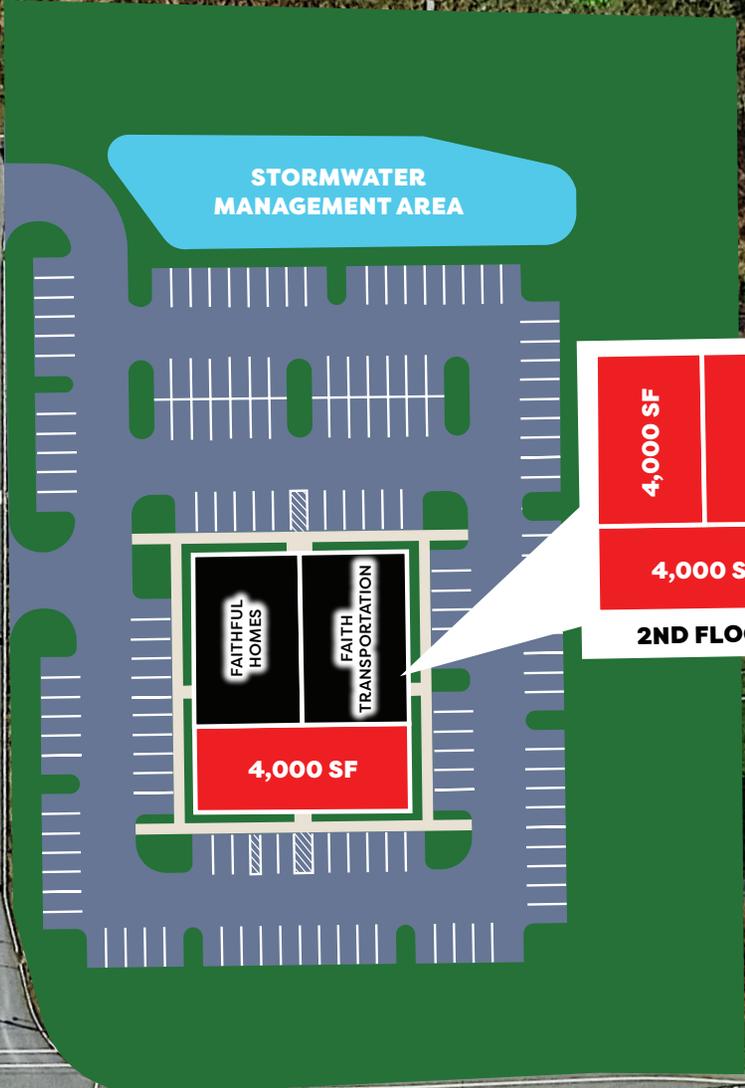
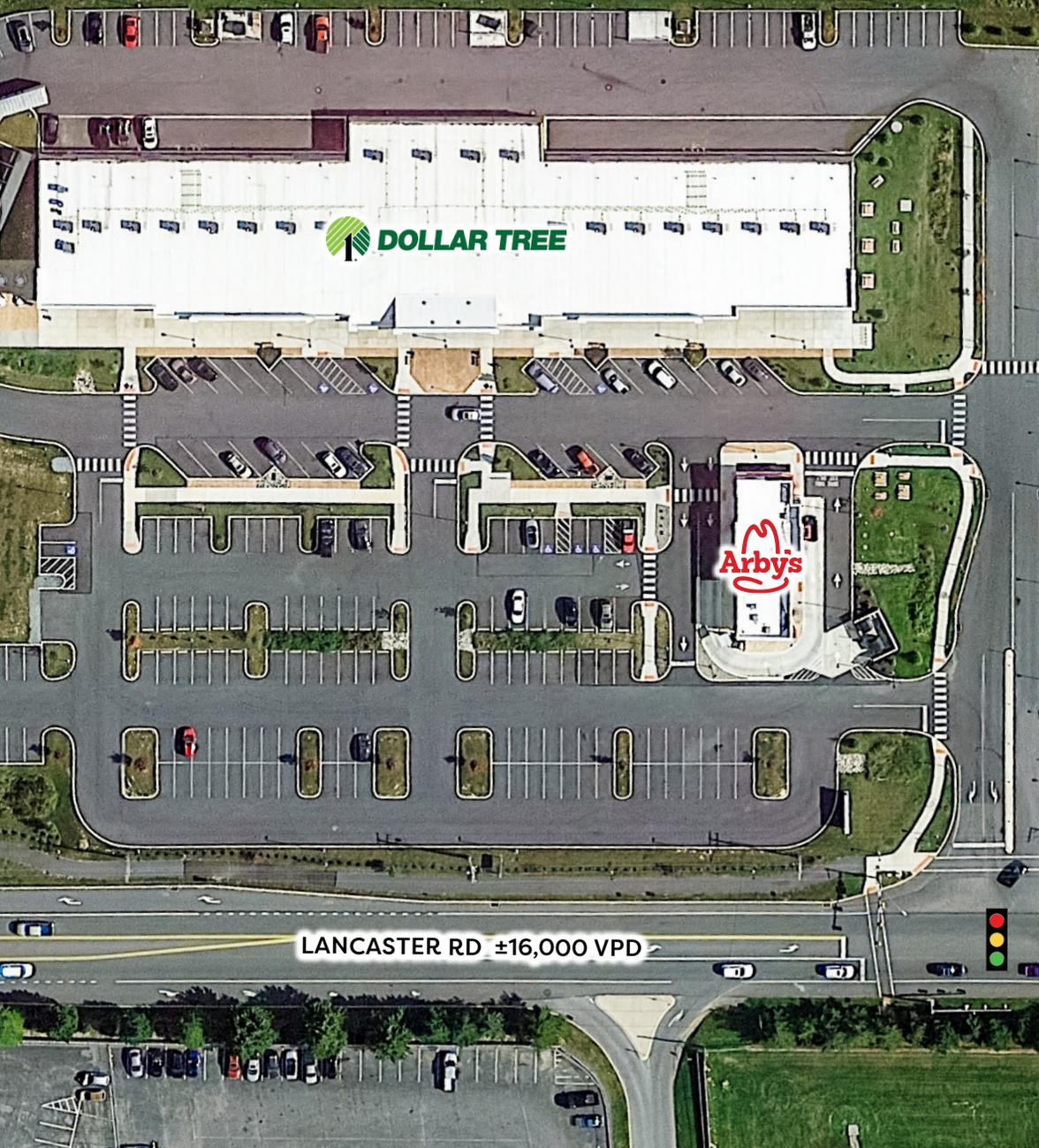
Trade Area

Adding to the stability of the project, this site shows a 20-minute drive time demographic of over 428,369 people with household incomes of more than \$75,533 and daytime employment demographics equally as strong with 250,057. The demographics within a 10-mile radius include 308,980 people in 120,345 homes, a labor force of 181,801 with an average household income of \$77,406. The area's growth since 2000 has increased over 15.4% with over 18,634 new homes.

SITE PLAN



SITE PLAN



STORMWATER
MANAGEMENT AREA

4,000 SF
4,000 SF
4,000 SF
2ND FLOOR

FAITHFUL
HOMES
FAITH
TRANSPORTATION
4,000 SF

LANCASTER RD ±16,000 VPD

MARKET AERIAL



Bennett Williams

COMMERCIAL REAL ESTATE

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

EXTON OFFICE:

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

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
State College, PA 16803

WEST CHESTER OFFICE:

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

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.

