

# 520 E Lancaster Ave

Downingtown, PA 19335

*For Lease*



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	7,277	36,830	96,774
TOTAL EMPLOYEES	7,129	17,425	50,962
AVERAGE HHI	\$109,774	\$147,963	\$151,909
TOTAL HOUSEHOLDS	3,132	13,908	36,395

**TRAFFIC COUNTS:**  
**E Lancaster Ave ± 19,000 VPD**



## Property Overview

*Available*  
**±1,200 & 1,242 SF**

**520 East Lancaster Avenue** is a mixed-use complex featuring four 1st floor retail storefront spaces with 2nd floor executive individual shared office space with conference rooms, kitchenette, lounge area, and fully functional podcast studio. In addition to the 1st floor retail, this property features a state of the art distribution center. The 520 building is located on highly traveled rt 30 (Lancaster Avenue), the area's prime traffic route. Courtyard seating will be available to all tenants for outdoor gathering.

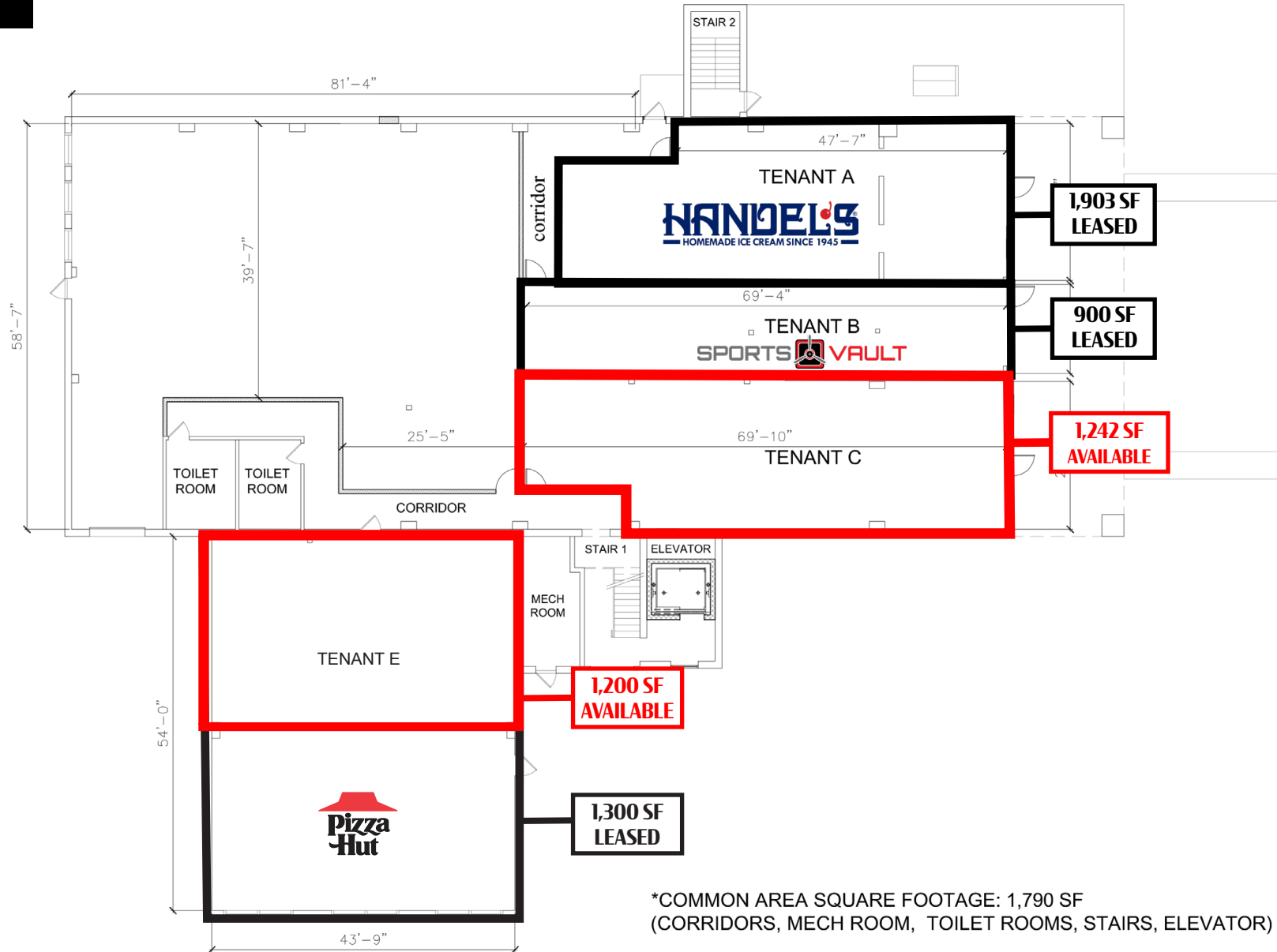
*Surrounding Retailers*

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## SITE PLAN



Bill Hess

For Leasing Information: 610.321.1111 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



COMMERCIAL BROKERAGE. *Redefined.*



## MARKET AERIAL



**Ashbridge Square**

THE HOME DEPOT

Staples

JOANN FINE WINE & GOOD SPIRITS

HOME2 SUITES BY HILTON

Wawa

TEXAS ROADHOUSE

Rocky Road

LOWE'S

ESPORTA FITNESS

DUNKIN'

Olive Garden

BUFFALO WILD WINGS

RITE AID

planet fitness

McDonald's

**Site**

**Brandywine Square Shopping Center**

Wegmans

BJS

PETSMART

EVERY SEASON STARTS AT DICK'S SPORTING GOODS

FIVE BEL'W

MOD

FIVE GUYS BURGERS and FRIES

REGAL

DSW

HARBOR FREIGHT TOOLS Quality Tools at Ridiculously Low Prices

BEST BUY

MATTRESS FIRM





# 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.

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 AGENT:

**Bill Hess**  
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## OUR LOCATIONS:

**YORK OFFICE:**  
3528 Concord Rd.  
York, PA 17402

**EXTON OFFICE:**  
1 E. Uwchlan Ave.  
Suite 409, Exton, PA 19341

**WILLIAMSPORT OFFICE:**  
1000 Commerce Park Dr, Suite 310  
Williamsport, PA 17701

**LANCASTER OFFICE:**  
150 Farmington Lane  
Lancaster, PA 17601

**NEW JERSEY OFFICE:**  
236 E. Route 38, Suite 130  
Moorestown, NJ 08057

**WEST CHESTER OFFICE:**  
107 E Chestnut St, Suite 107  
West Chester, PA 19380

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