

ARA Center | 4201 - 4245 W. Lincoln Highway

Parkesburg, PA 19365

±931-2,150 SF Office/Retail Space Available

±931 SF
AVAILABLE

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AVAILABLE

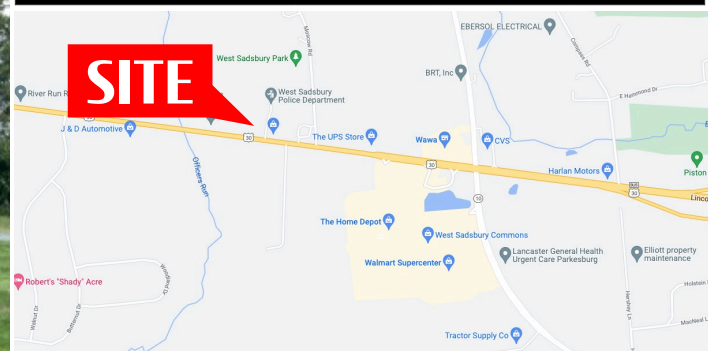
±2,150 SF
AVAILABLE

±1,200 SF
AVAILABLE

Property Overview

4201-4245 W. Lincoln Highway ARA Center is a professional office and retail center featuring retail storefront spaces, a must see 2,150 SF Paxon House, and a 1,200 SF Cape Cod-style house ideal for professional office uses. This property, located on heavily-travelled Rt 30 (West Lincoln Highway), offers excellent visibility, easy access and a traffic count exceeding 19,000 VPD. Current tenants include medical, legal and professional offices and other retail and general business tenants. The spaces are modified gross rentals and are available immediately.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	612	14,489	35,117
TOTAL EMPLOYEES	1,031	4,106	8,668
AVERAGE HHI	\$98,245	\$99,744	\$101,849
TOTAL HOUSEHOLDS	210	5,189	12,372
TRAFFIC COUNTS: Lincoln Highway - ±19,000 VPD			



Jane McGill | Bill Hess

For Leasing Information: 610.321.1111 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

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MARKET AERIAL



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SITE PLAN



UNIT	TENANT	SF
4245	AVAILABLE	1,200
4231	SMOKE SHOP	931
4229	CLUMSY CARD SHOP	931
4227	AVAILABLE	931
4225	AVAILABLE	931
4223	INGLESIDE MEDICAL	931
4221	FARM GIRL FLORALS	931
4215-4219	ST. MICHAEL ARCHANGEL CHURCH	2,091
4211-213	DR. JOHN P. TORTU	1,750
4209	PONTO-WALNUT	1,176
4207	TALENA HAIR SALON	1,250
4205	OCTORARA BALLET SCHOOL	722
4203	JANIS M SMITH ATTORNEY AT LAW	924
4201	AVAILABLE	2,150



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Bennett Williams

COMMERCIAL REAL ESTATE

OUR LOCATIONS:

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York, PA 17402

LANCASTER OFFICE:

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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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LANDLORD
REPRESENTATION

TENANT
REPRESENTATION

INVESTMENT
SALES

PROPERTY
MANAGEMENT



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.

