

331 West Main Street

Leola, PA | 17540

For Sublease



Property Overview

331 West Main Street is a 3,000 square-foot free standing commercial building with a drive-thru, located in the Leola, PA market, along West Main Street (Route 23). The site presents a unique opportunity for a user to enter into the growing Leola market and with great visibility and access along West Main Street. The property is in close proximity to other traffic generating businesses, such as, Sharp Shopper, Rutter's, Dunkin', and DaVita, just to name a few.

Available
±3,000 SF

| DEMOGRAPHICS | 1 MILE | 3 MILE | 5 MILE |
|------------------|----------|-----------|----------|
| TOTAL POPULATION | 3,525 | 17,867 | 72,233 |
| TOTAL EMPLOYEES | 2,475 | 8,618 | 39,793 |
| AVERAGE HHI | \$94,108 | \$109,776 | \$96,170 |
| TOTAL HOUSEHOLDS | 1,216 | 6,359 | 27,141 |

TRAFFIC COUNTS: **West Main Street** ±19,000 VPD

Brad Rohrbaugh | Chad Stine | Justin Willits
717.843.5555 | www.bennettwilliams.com

York Office: 3528 Concord Rd. York, PA 17402
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341
Lancaster Office: 2173 Embassy Drive, Suite 201, Lancaster, PA 17601
New Jersey Office: 309 Fellowship Rd, Suite 200, Mt. Laurel, NJ 08054

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MARKET AERIAL



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