

150 Farmington Lane

Lancaster, PA | 17601

For Lease



Surrounding Retailers



Walmart

HOBBY LOBBY

DUNKIN' at home

150 Farmington Lane is a 10,000 square foot premier office building located in the heart of Manheim Township on Fruitville Pike (36,000 V.P.D.) in Lancaster, PA. There is currently 1,668 to 4,871 square feet available for lease. The property offers high visibility and great frontage on Fruitville Pike, ample parking, and pylon signage.

Ashlee Lehman | Blake Shaffer
Brad Rohrbaugh | Chad Stine
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

Bennett WILLIAMS
COMMERCIAL REAL ESTATE

ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

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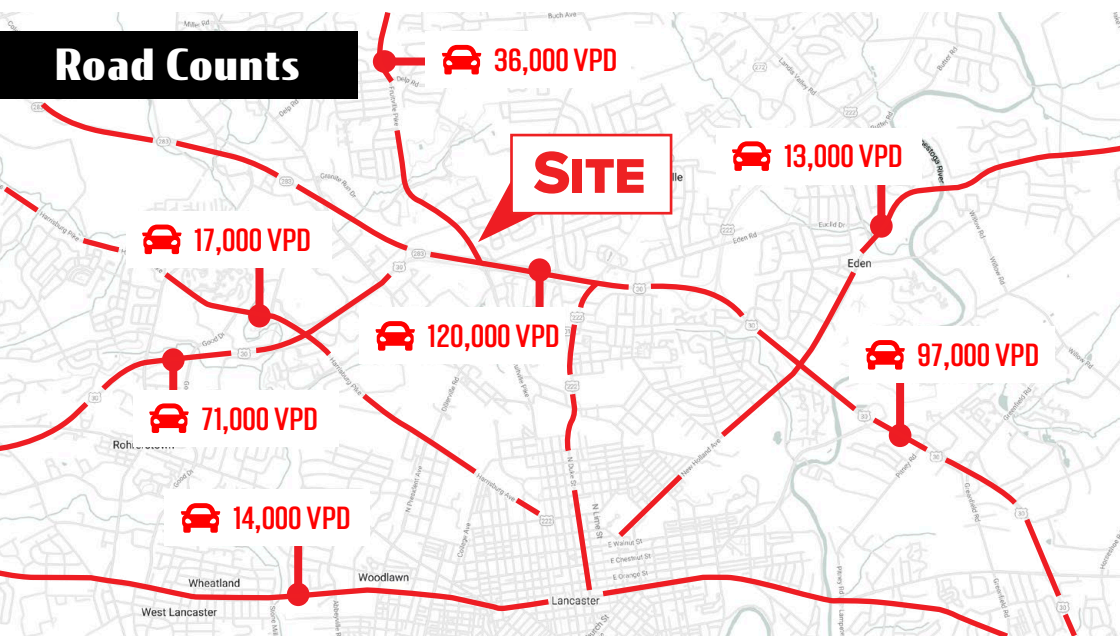
Location

150 Farmington Lane is ideally located on Fruitville Pike, which has become one of the main retail corridors and travel arteries of Lancaster. In addition, the site has easy access to Route 30 and Route 283. Nearby National retailers include Walmart, ALDI, At Home, Starbucks, and Panera, just to name a few.

Trade Area

Adding to the stability in the area are the 10-mile radius and 20-minute drivetime demographics. Within a 20-minute drivetime you will find 319,412 people in 134,264 households, with an average annual income of \$91,279. The 10-mile radius is even stronger with 337,951 people within 130,622 households, with an average annual income of \$91,578. The daily traffic is not only attributed to the residential population, but also to the +/- 13,000 businesses and +/- 154,000 employees in the area.

Road Counts



Premier Office Spaces

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	107,957	181,390	256,046
TOTAL EMPLOYEES	64,308	97,965	129,074
AVERAGE HHI	\$81,398	\$91,625	\$92,887
TOTAL HOUSEHOLDS	42,072	70,735	99,056
TRAFFIC COUNTS: Fruitville Pike ± 36,000 VPD Rt 30 ± 120,000 VPD			

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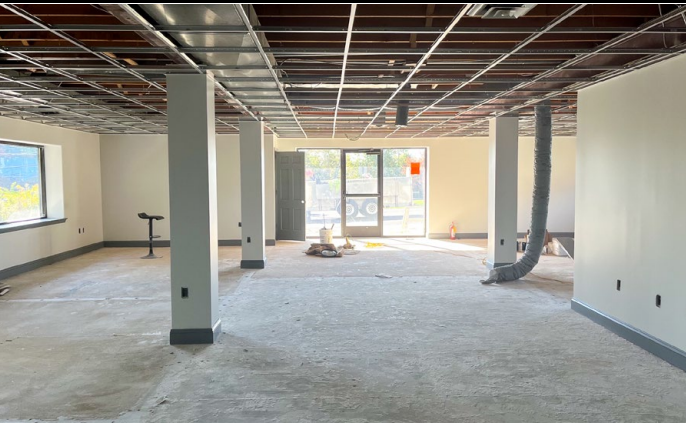
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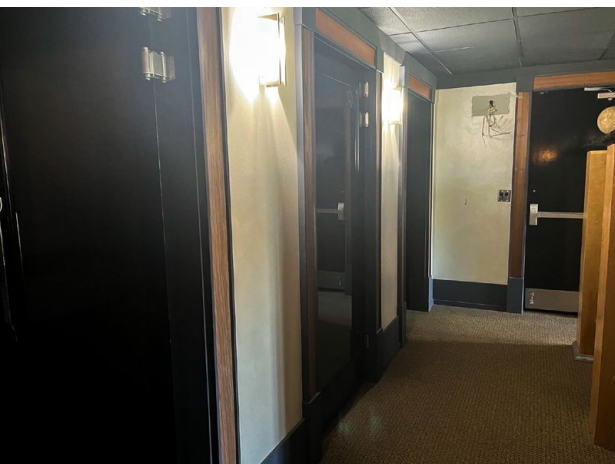
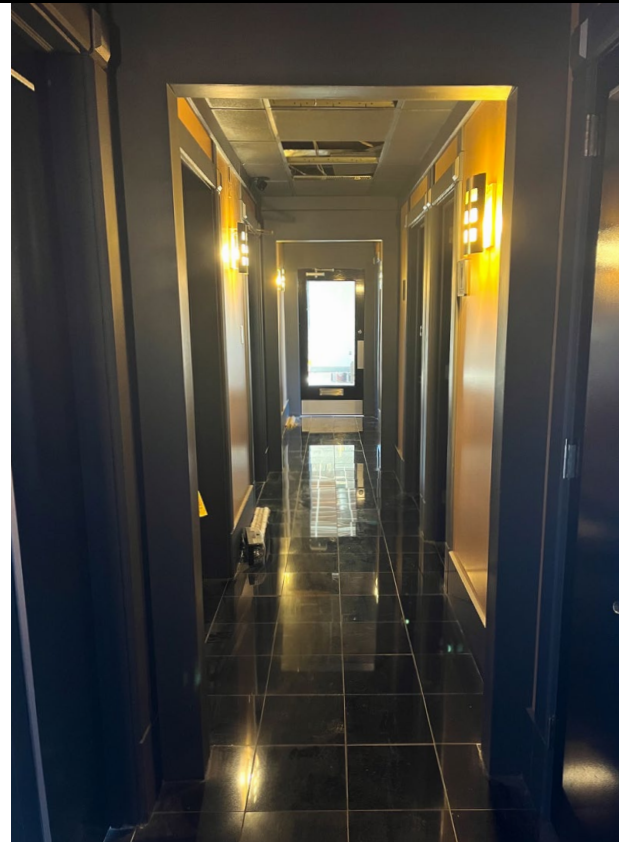
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LEVEL

UNIT 101
1,433 SQ. FT.

UNIT 102
472 SQ. FT.

UNIT 103
679 SQ. FT.

UNIT 104
73 SQ. FT.

UNIT 105
178 SQ. FT.

UNIT 106
581 SQ. FT.

UNIT 108
50 SQ. FT.

FURNACE
COMMON
ELEMENT

COMMON
ELEMENT

WOMENS

MENS

BREAK
ROOM

LIMITED
COMMON
ELEMENT
UNIT
102-108
STAIR
107 SQ. FT.



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UPPER LEVEL



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MARKET AERIAL

Granite Run Square



Chelsea Square



Overlook Town Center



Hawthorne Centre



Parkview Plaza



Fruitville Crossings



Park City Mall



The Crossings at Conestoga Creek



Red Rose Commons



Shoppes at Belmont



Lancaster Shopping Center



Golden Triangle SC



Site

30

30

30



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