

936 Lancaster Road

Manheim, PA | 17545

For Lease



Property Overview

Available
±12,958 SF

936 Lancaster Road is a 12,958 square foot retail space that sits on 1.9 acres of land in Manheim, PA. The site benefits from high exposure and visibility, right down from the signalized intersection of Lancaster Road and Bucknoll Road. The property also offers a great pylon/signage opportunity, ample parking, and has easy access from the corridor. It's a great site for a retail, flex or service user to join this growing market.

Surrounding Retailers

**GROCERY
OUTLET**
bargain market



DOLLAR TREE

Blake Shaffer | Ashlee Lehman
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

936 Lancaster Road

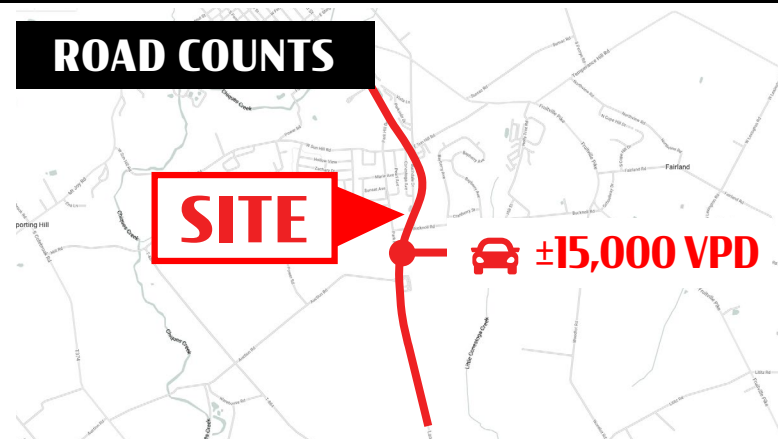
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Location

936 Lancaster Road is ideally located a few miles South of Downtown Manheim, making it in close proximity to Lancaster, Lititz, Mount Joy, and East Petersburg. Lancaster Road (Route 72) strategically ties into Route 30 and Route 283. A stone throw away, you will find Manheim Pennsylvania Auto Auction which is one of the world's largest auto auction, handling over half a million cars every year. This is a huge draw to the area and has led to other retail developments in the area like Penn Towne Center and Manheim Shopping Center. Major retailers in the area include Dollar Tree, Sheetz, Grocery Outlet, Dollar General, and CVS, just to name a few.

ROAD COUNTS



Trade Area

Adding to the stability of the market are the demographics within a 20-minute drive-time. There are 170,621 people within 66,463 households with an average annual income of \$102,685. The demographics for a 10-mile radius are even stronger showing 310,042 people within 120,684 households with an average annual income of \$91,732. The daytime numbers are not just attributed to the residential population but also to the +/- 11,500 businesses and +/- 140,000 employees in the area.



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	3,074	17,611	68,919
TOTAL EMPLOYEES	1,180	6,047	29,386
AVERAGE HHI	\$75,379	\$104,571	\$107,194
TOTAL HOUSEHOLDS	1,143	6,818	26,691

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SITE PLAN



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MARKET AERIAL



Manheim Shopping Center
weis CVS/pharmacy **True Value** **Rite's**
FINE WINE & GOOD SPIRITS AT&T **Fulton Bank**

Penn Towne Center
SHEETZ **DOLLAR TREE**
Arby's **jbt** **cricket** wireless

Site

MANHEIM
Auctions

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