

# 789 Flory Mill Road

Lancaster, PA | 17601

*For Sale*

**PROPOSED BUILDING FOOTPRINT OF 25,000 SF WITH UP TO 3 STORIES BUILDABLE AND UP TO 75,000 SF OF SELF STORAGE SPACE THAT IS FULLY APPROVED / ENTITLED AND READY TO BUILD.**



*Property Overview*

*Available*  
**±5 Acres**

**789 Flory Mill Road** is a 5 +/- Acre parcel of land for sale in Lancaster, PA. The property is part of a larger parcel that is being subdivided off for a newly developed hotel. The parcel is currently zoned Industrial in Manheim Township, making it a great site for commercial development. The property is also right off of Route 283 making it very convenient.

Brad Rohrbaugh | Chad Stine | Dave Nicholson  
717.843.5555  
www.bennettwilliams.com

**Bennett Williams**  
COMMERCIAL REAL ESTATE

ACTIVE MEMBER OF:  
**RETAIL** BROKERS  
NETWORK

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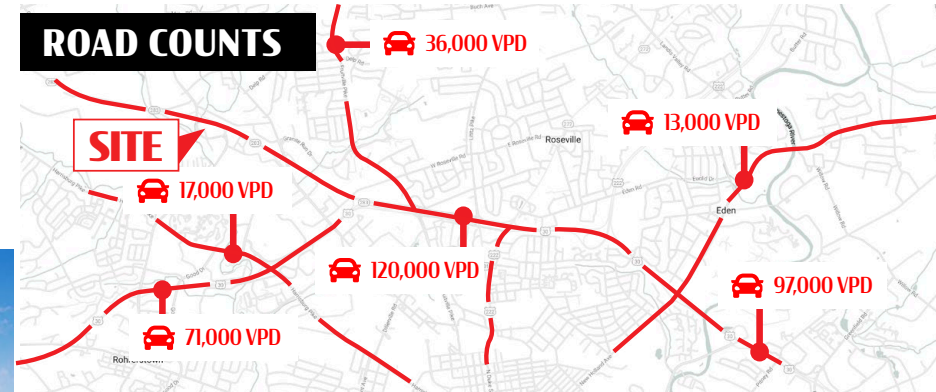
## Location

The property is ideally located directly off of Route 741, as well as Route 283, which is one of the major highways in the market. The site is also less than 5 miles from Downtown Lancaster, giving it the accessibility to serve the nearby Lancaster market, as well as surrounding areas.

## SURROUNDING RETAIL



## ROAD COUNTS



## Trade Area

Adding to the stability in the area are the 10-mile radius demographics, which show a population of 339,814 people within 131,951 households with an average household income of \$91,381. Not only is the visibility and market exposure due to the residential population, but also to the area's workforce. Within the same radius, there are 12,614 businesses and 152,856 employees.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	7,308	55,975	176,159
TOTAL EMPLOYEES	10,015	43,430	95,382
AVERAGE HHI	\$62,388	\$115,415	\$91,462
TOTAL HOUSEHOLDS	3,296	21,792	68,624

TRAFFIC COUNTS: **Rohersstown Road** ± 21,000 VPD

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## SITE PLAN



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## MARKET AERIAL

Site

### Chelsea Square

weis CHICO'S  
TALBOTS JO'S A BANK

### Granite Run Square

PLATOS KFC Ritas  
PALM BEACH TAN

Hilton Garden Inn  
planet fitness

CARMAX

### Overlook Town Center

CHIPOTLE MEXICAN GRILL  
noodles SportClips DUCK DONUTS  
AT&T

### Hawthorne Centre

Walmart HOBBY LOBBY Panera  
MISSION BBQ five BELOW BREAD

### Fruitville Crossings

Starbucks AspenDental FIVE GUYS  
practice made perfect BURGERS and FRIES

### Lancaster Shopping Center

GIANT sweetFrog  
PRIMANTI BROS. Orangetheory FITNESS

### Parkview Plaza

TJ-maxx JOANN CROUCH  
OLLIE'S DOLLAR TREE  
GOOD STUFF CHEAP

### Park City Mall

Boscov's JCPenney KOHL'S  
BOWLING & AMUSEMENT ROUND1 BONEFISH UFC GYM H&M  
BJ's LONGHORN STEAKHOUSE GRILL LUSH APPLE MK  
RESTAURANT BREWHOUSE EXPRESS FRESH HANDMADE COSMETICS MICHAEL KORS

Penn Medicine Lancaster General Health

theVitamin Shoppe JARED The Galleria Of Jewelry  
LABOY

### Red Rose Commons

weis PETSMART BEST BUY  
HomeGoods PartyCity  
PEPBOYS BARNES & NOBLE Burlington

### Golden Triangle SC

Marshalls Staples  
DOLLAR TREE LAIFITNESS

### The Crossings at Conestoga Creek

Wegmans ETHAN ALLEN Starbucks  
CINEMAS pure barre  
FIRST WATCH THE DAYTIME CAFE MILLER'S ALE-HOUSE

### Shoppes at Belmont

Target WHOLE FOODS MARKET DICK'S SPORTING GOODS ULTA NORDSTROM  
PF. CHANGS rack  
Chick-fil-a CORELIFE EATERY FINE WINE & GOOD SPIRITS



# 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.

## INVESTMENT ADVISORS:

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## OUR LOCATIONS:

### YORK OFFICE:

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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

### CONTACT US

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