

1059 Columbia Ave

LANCASTER, PA | 17603



For Sale

PROPERTY OVERVIEW

This investment sale offers the opportunity to own a leased $\pm 2,074$ sf condominium on the lower level. Completely renovated lower level leased by a bio-tech company. Tenant to remain. ± 40 off street parking spaces. The property is for sale at \$299,950.

SURROUNDING RETAILERS



TOM TROCCOLI | JOSHUA MILLER

FOR SALE INFORMATION: 717.390.9858 | LEARN MORE ONLINE AT WWW.BENNETTWILLIAMS.COM



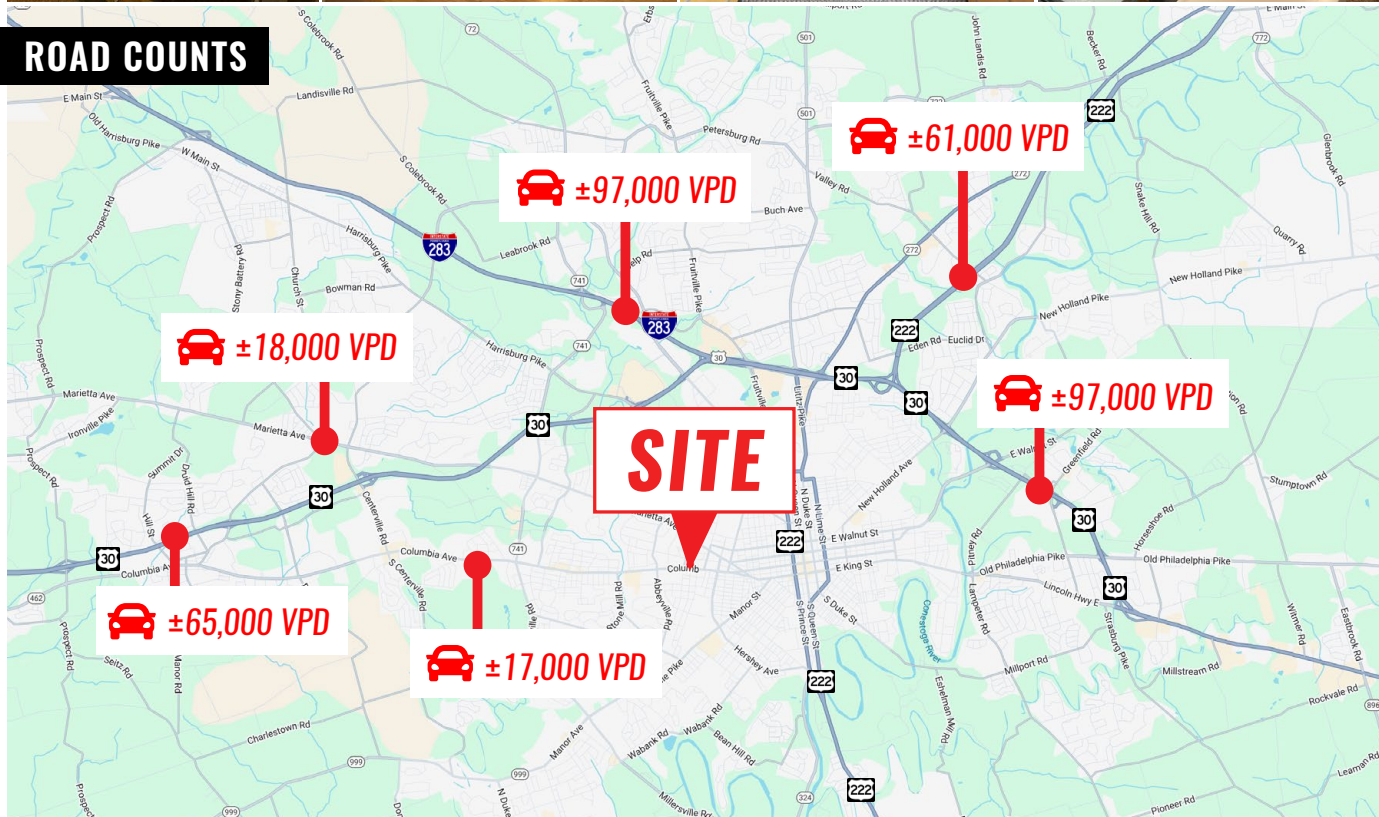
COMMERCIAL BROKERAGE. *Redefined.*

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±2,074 SF



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	115,012	191,542	242,612
TOTAL EMPLOYEES	61,067	93,644	114,693
AVERAGE HHI	\$100,446	\$115,026	\$118,868
TOTAL HOUSEHOLDS	45,470	75,186	94,842
TRAFFIC COUNTS: Columbia Ave ± 17,000 VPD			



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MARKET AERIAL

LIME SPRING SQUARE



REGENCY SQUARE



DUNKIN'

WHEATLAND SHOPPING CENTER



STONE MILL PLAZA



SITE



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Bennett Williams

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LANCASTER OFFICE:

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Lancaster, PA 17601

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
State College, PA 16803

NEW JERSEY OFFICE:

236 E. Route 38, Suite 130
Moorestown, NJ 08057

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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.

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