

# 1820 Columbia Avenue

Lancaster, PA | 17603

*For Lease*



## Property Highlights

*Available*  
**±1,800 SF**

1820 Columbia Ave. is an 1,800 square foot freestanding retail building with roughly 100 feet of direct frontage on Columbia Avenue, where average daily traffic exceeds 17,000 vehicles. The site includes 16 on-site parking spaces and benefits from strong visibility and accessibility. It is located directly across from Wheatland Center, a neighborhood shopping center that draws consistent consumer traffic. The building underwent renovations and improvements in 2019, providing an updated and functional space suitable for a range of retail or service uses.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	110,953	183,456	235,803
TOTAL EMPLOYEES	63,121	97,491	120,452
AVERAGE HHI	\$73,195	\$87,627	\$92,061
TOTAL HOUSEHOLDS	43,390	71,463	91,440

TRAFFIC COUNTS: **Columbia Ave** ± 17,000 VPD



**Tom Troccoli | Joshua Miller**

For Leasing Information: 717.390.9858 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



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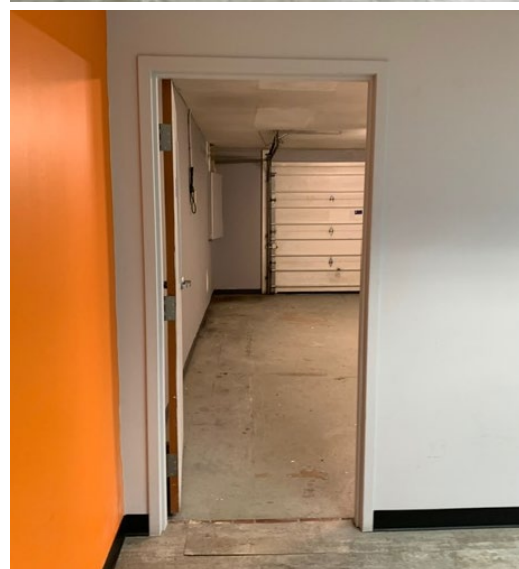
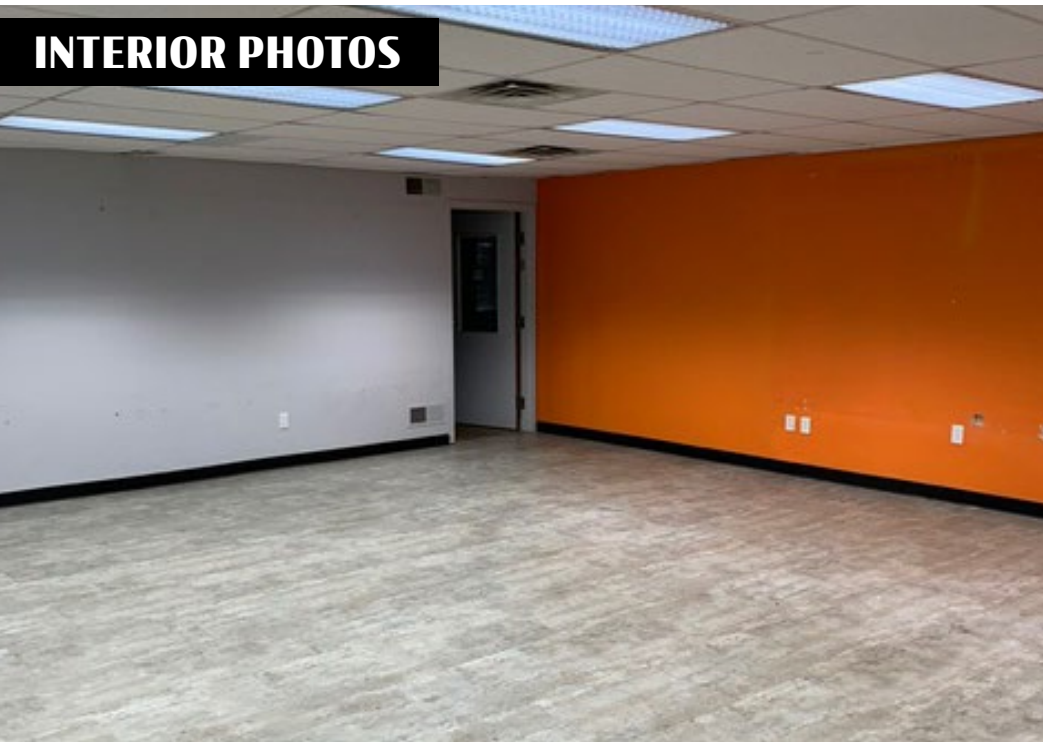


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## INTERIOR PHOTOS



Tom Troccoli | Joshua Miller

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## MARKET AERIAL

### Lime Spring Square



### Regency Square



**DUNKIN'**

**Site**

### Wheatland Shopping Center



### Stone Mill Plaza



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### **WEST CHESTER OFFICE:**

107 E Chestnut St, Suite 1  
West Chester, PA 19380

### **LANCASTER OFFICE:**

150 Farmington Lane, Suite 201  
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

## LISTING AGENTS:



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### **CONTACT US**

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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.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

