

2878 Yellow Goose Road

Lancaster, PA | 17601

For Lease



Property Overview

Available
±2,800 SF

A RARE FIND! Really nice standalone 2,800 S/F warehouse on 1.8 Acres with Enterprise zoning, public utilities, in a fantastic location. Clear span with loading dock! Two private restrooms and small office. Perfect for distribution or light manufacturing. Shows very well! Contact listing agent for all showings & inquiries.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	35,836	106,240	241,852
TOTAL EMPLOYEES	22,218	70,118	115,483
AVERAGE HHI	\$106,614	\$102,148	\$89,562
TOTAL HOUSEHOLDS	14,177	41,763	94,460

TRAFFIC COUNTS:

Yellow Goose Road - ±7,450 VPD | **Rt. 283** - ±82,399 VPD

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Bennett WILLIAMS
COMMERCIAL REAL ESTATE

ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK

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MARKET AERIAL



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:

Michael Sheaffer

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OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

EXTON OFFICE:

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CONTACT US

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LANCASTER OFFICE:

2173 Embassy Dr., Suite 201
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NEW JERSEY OFFICE:

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Bennett Williams Commercial has been engaged by the property owner to market this asset for sale. Information regarding this asset is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, change in price, prior sale, withdrawal without notice, or other conditions. Any buyer is recommended to conduct their own independent due diligence and rely upon those results.