

For Lease

2212 MARIETTA AVE

±1,334 SF

Lancaster, PA 17601



Property Overview

2212 Marietta Avenue is a 1,334 square foot retail space for lease on +/- 0.5 acres of land, located in East Hempfield Township. The site benefits from excellent exposure and visibility due to its location on Marietta Ave., and proximity to Rohrerstown Road and Route 30. Major nearby draws include Stauffer's of Kissel Hill, Regency Square, and Lancaster General Hospital. You're also 10-minutes from Downtown Lancaster and other shopping attractions.



Brad Rohrbaugh | Chad Stine | Greg Kile

For Lease Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



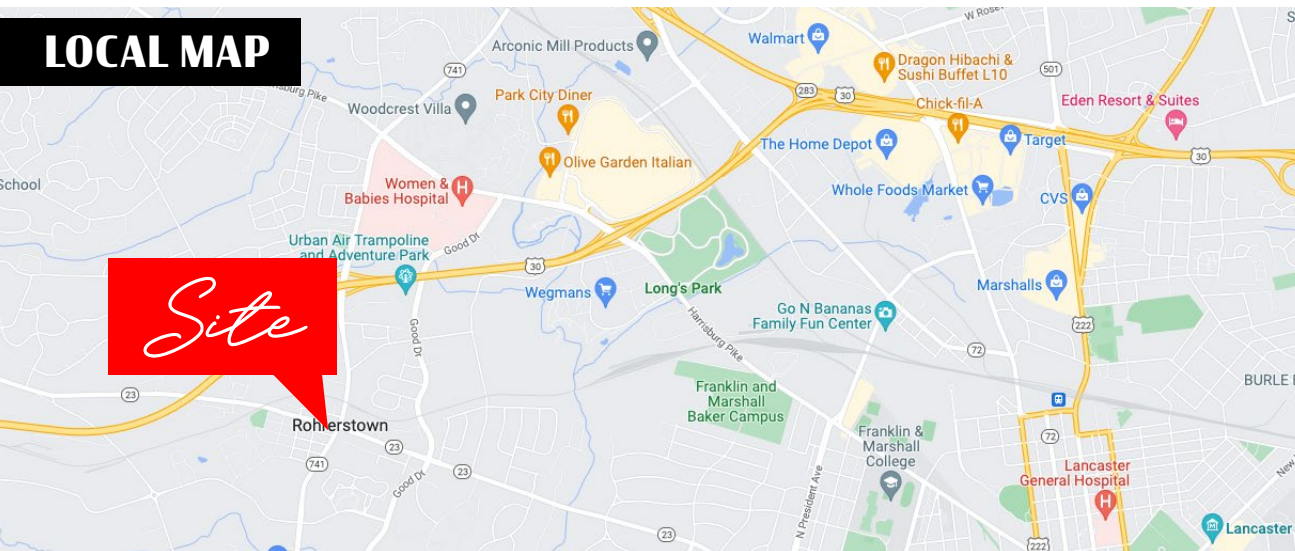
COMMERCIAL BROKERAGE. *Redefined.*

2212 MARIETTA AVE

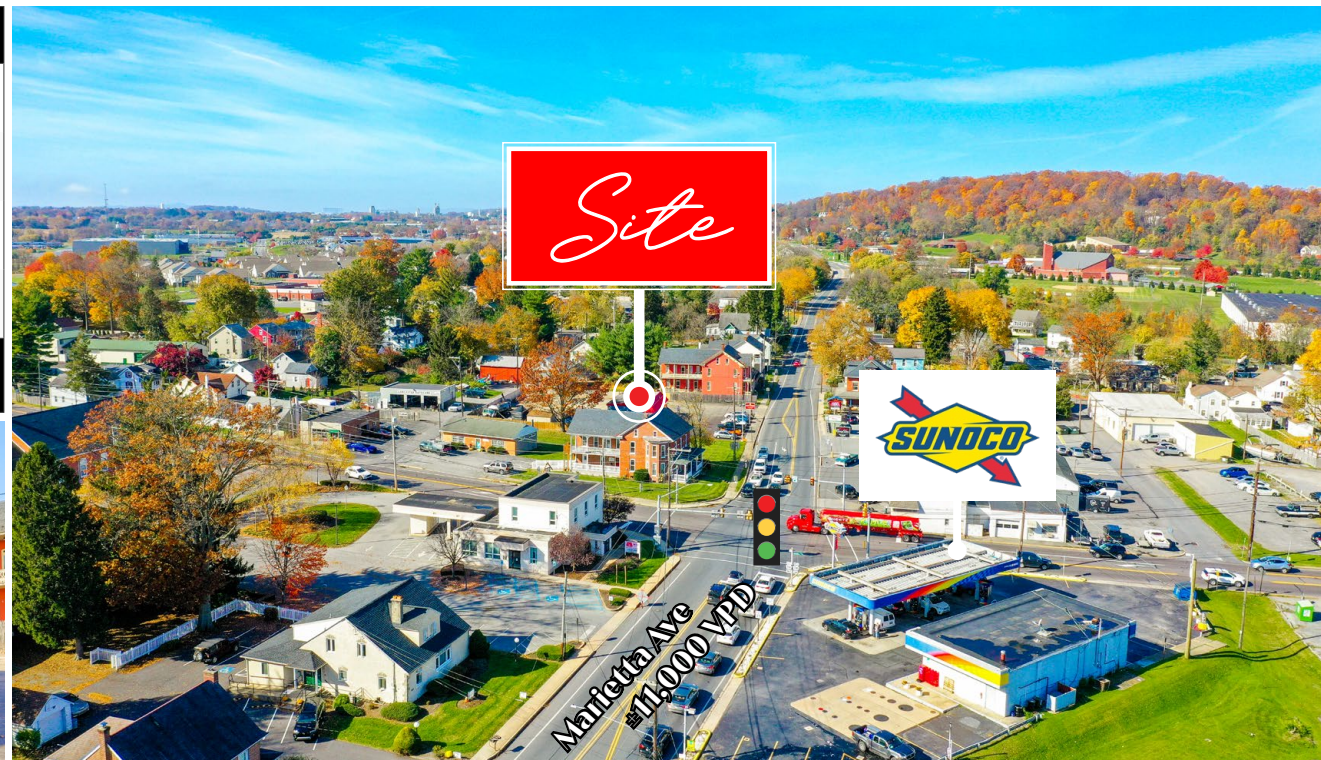
Lancaster, PA 17601

For Lease

LOCAL MAP



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	5,662	75,123	178,996
TOTAL EMPLOYEES	4,987	58,132	99,395
AVERAGE HHV	\$119,811	\$92,449	\$90,538
TOTAL HOUSEHOLDS	2,207	30,636	69,343
TRAFFIC COUNTS: Marietta Ave - ±11,000 VPD Rt 30 - ±64,000 VPD			



Brad Rohrbaugh | Chad Stine | Greg Kile

For Lease Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

2212 MARIETTA AVE

Lancaster, PA 17601

For Lease

MARKET AERIAL

Granite Run Square



Chelsea Square



Overlook Town Center



Hawthorne Centre



Fruitville Crossings



Lancaster Shopping Center



Shopes at the Pike



Golden Triangle SC



Shoppes at Belmont



The Crossings at Conestoga Creek



Parkview Plaza



Park City Mall



Red Rose Commons



Site



Brad Rohrbaugh | Chad Stine | Greg Kile

For Lease Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

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.

LISTING AGENTS:

Brad Rohrbaugh

brohrbaugh@bennettwilliams.com

Chad Stine

cstine@bennettwilliams.com

Greg Kile

gckile@yahoo.com

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

EXTON OFFICE:

1 E. Uwchlan Ave.
Suite 409, Exton, PA 19341

CONTACT US

717.843.5555
www.bennettwilliams.com

LANCASTER OFFICE:

2173 Embassy Dr., Suite 201
Lancaster, PA 17601

NEW JERSEY OFFICE:

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

