

CHAMPION *forge*

WAREHOUSE DISTRICT

398 Harrisburg Ave | Lancaster, PA 17603

±1,725- 5,632 SF *For Lease*



Join:

WYNDRIDGE
FARM



BEILER'S
DOUGHNUTS

SUKHOTAI

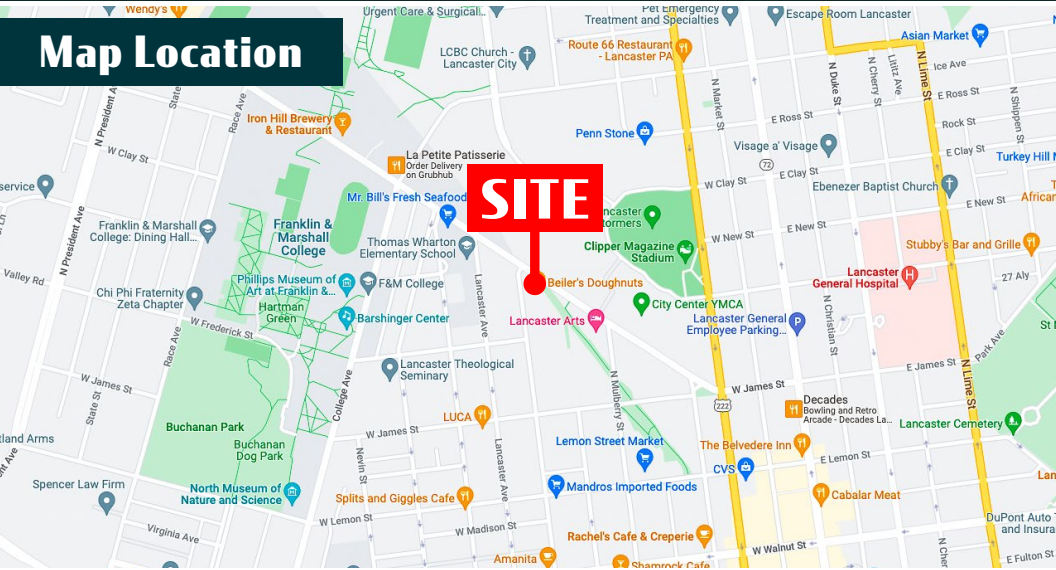
398 Harrisburg Ave, also known as the Champion Forge building in the Warehouse District, has an ideal opportunity for a restaurant or retail tenant that is looking to join this growing community of businesses. Suite 700 is 5,632 square feet and is practically a turnkey restaurant suite with furniture, fixtures, equipment, and an abundance of character. It's perfect for a fine dining experience. Landlord will consider subdividing. The site benefits from ample parking, pylon signage, and a strong tenant lineup. In addition, within walking distance, you will find Franklin and Marshall College (2,209 students). You are also a stone's throw from the historic and beautiful Downtown Lancaster.



Justin Willits | Cale Bruso | Ashlee Lehman | Brad Rohrbaugh | Chad Stine
For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	112,674	188,576	242,008
TOTAL EMPLOYEES	72,736	108,450	132,598
AVERAGE HHI	\$81,371	\$92,662	\$95,389
TOTAL HOUSEHOLDS	45,008	74,019	94,279

TRAFFIC COUNTS: **Harrisburg Ave** - ±15,000 VPD

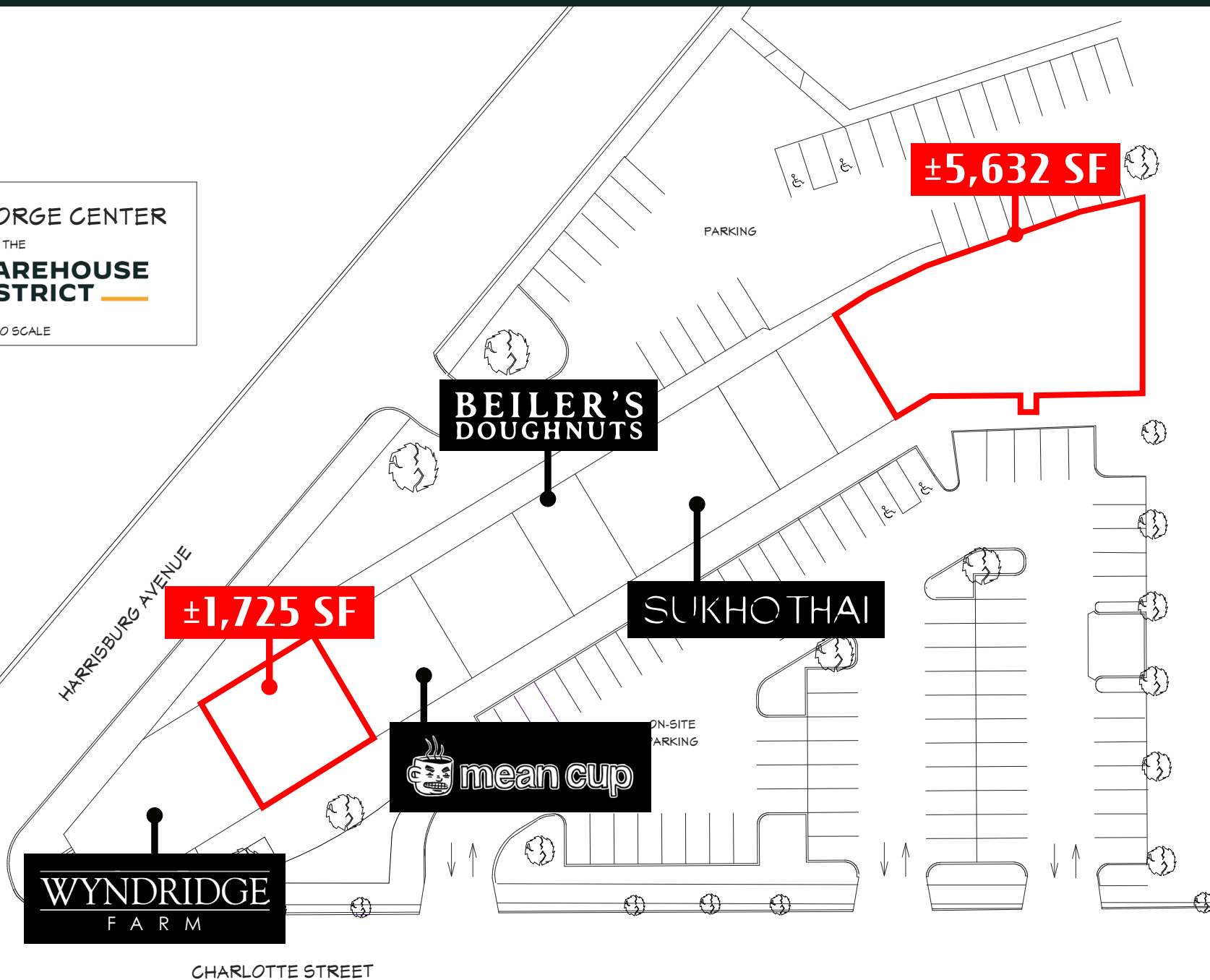


CHAMPION FORGE CENTER

AT THE



*NOT TO SCALE



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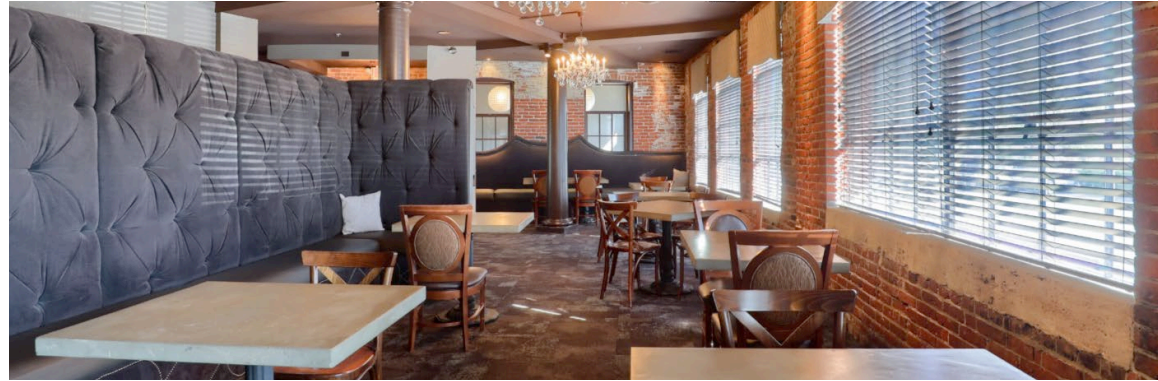
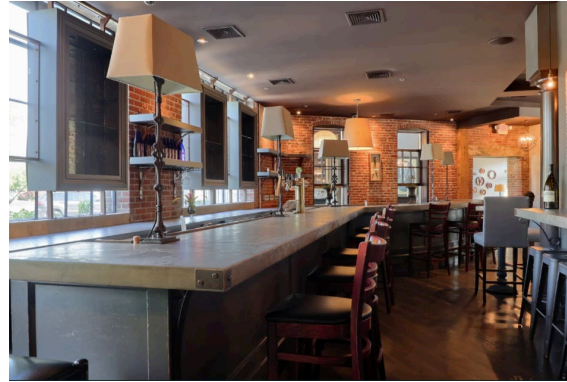
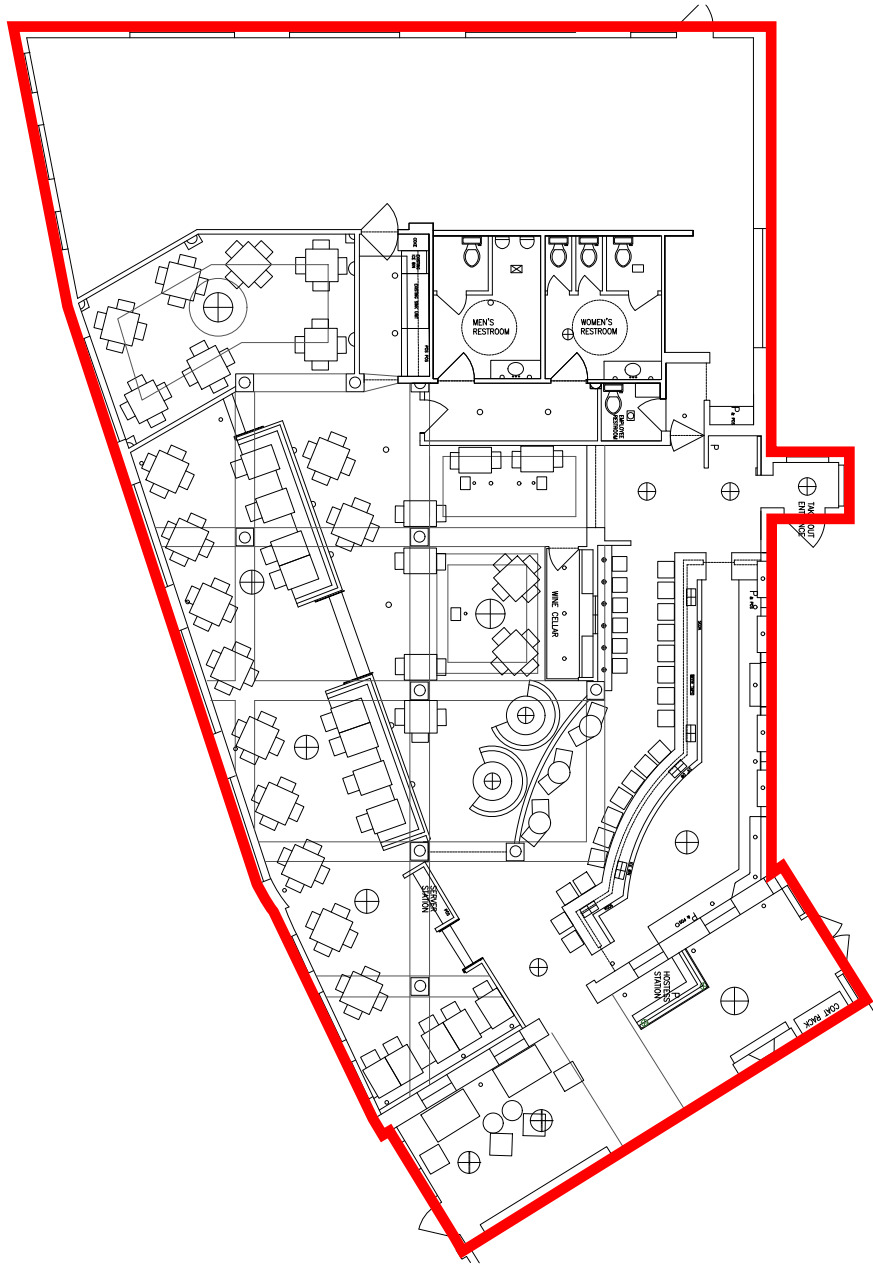
COMMERCIAL BROKERAGE. *Redefined.*

conceptual rendering

TURNKEY RESTAURANT/RETAIL SPACE

±5,632 SF Available For Lease

360° *Click Here for a 3D Virtual Tour*





CHAMPION *forge*
WYNDRIDGE FARM  mean cup
BEILER'S DOUGHNUTS SUKHO THAI



 Penn Medicine
Lancaster General Health

McCaskey High School
±2,631 Students

FRANKLIN & MARSHALL COLLEGE
±2,209 Students

LANCASTER **ARTS**
hotel



Rachel's
LANCASTER, PA

THE *Wlemuth* MUSEUM ART
LANCASTER MUSEUM OF ART
Transforming Your Artistic Vision



AD Pennsylvania College of Art & Design
±264 Students

 **Thaddeus Stevens** College of Technology
±1,198 Students

THE *Arts* AT MILLERSVILLE

 tellus
THREE SIXTY

FULTON THEATRE

 LANCASTER **CENTRAL MARKET**

LANCASTER COUNTY **CONVENTION CENTER**

SOUTHERN MARKET
LANCASTER • CITY

Granite Run Square



Chelsea Square



Overlook Town Center



Parkview Plaza



CARMAX



Hawthorne Centre



Fruitville Crossings



Lancaster Shopping Center



Park City Mall



Red Rose Commons



Shopes at the Pike



Golden Triangle SC



Shoppes at Belmont



The Crossings at Conestoga Creek



CHAMPION *forge*



MARKET OVERVIEW

Downtown *Lancaster*

TOTAL POPULATION
.....
57,503

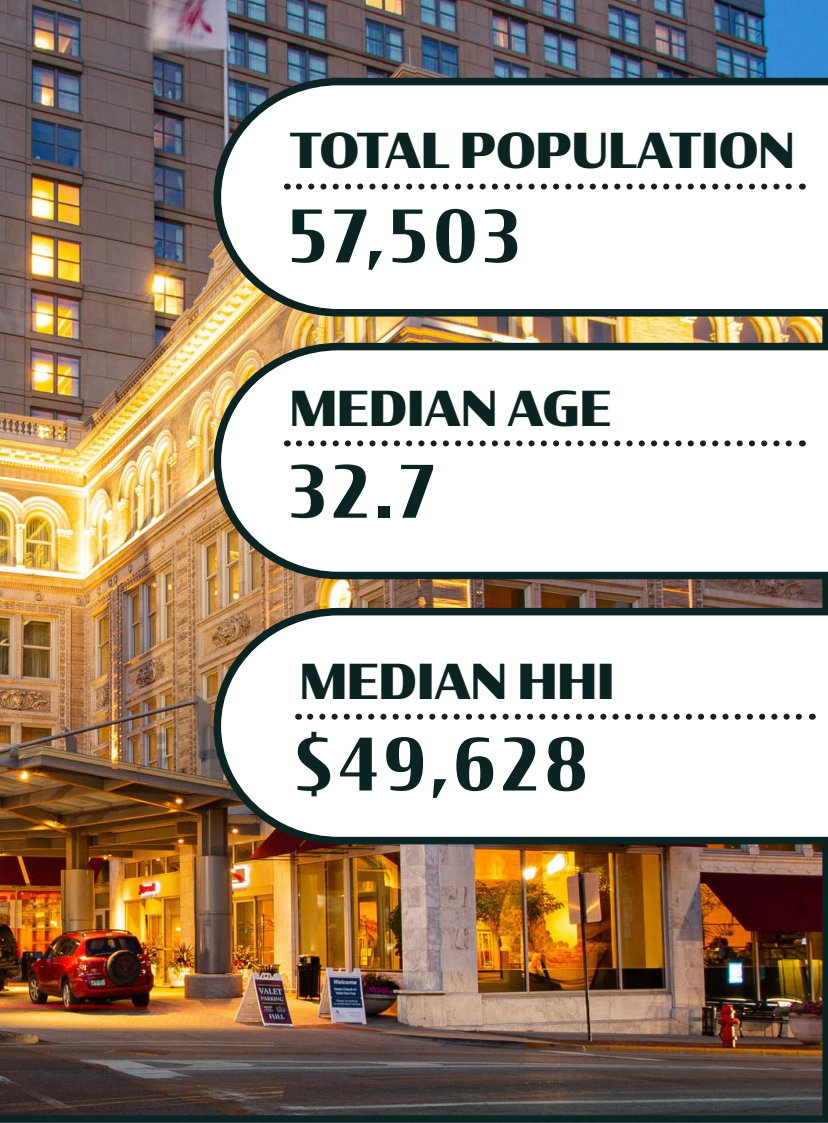
MEDIAN AGE
.....
32.7

MEDIAN HHI
.....
\$49,628



Downtown Lancaster is the epicenter of it all, providing the perfect contrast of modern life to the rustic allure of surrounding Amish country.

The city is situated in the center of Lancaster County, and its seven square miles are packed with art, museums, historical attractions, restaurants and cafes, theatres, shops, and boutiques. A great deal of the city's charm stems from the stories, architecture, and traditions rooted in its rich history.



MARKET

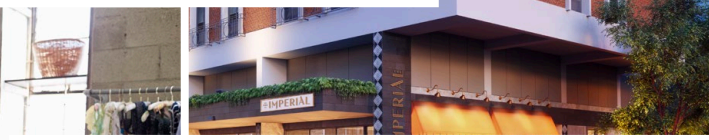
MARKET ATTRACTIONS



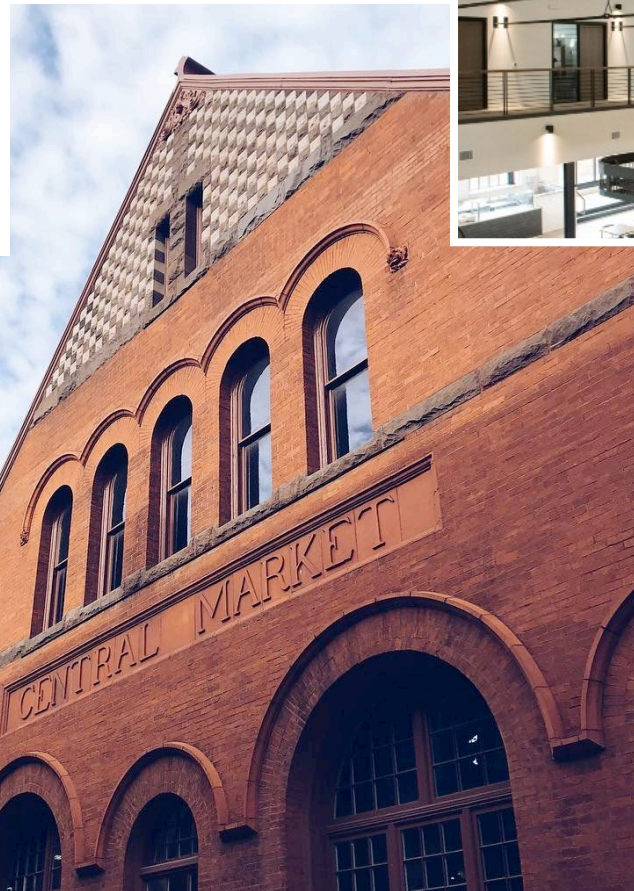
FULTON THEATRE



LANCASTER COUNTY CONVENTION CENTER



SOUTHERN MARKET
LANCASTER • CITY



CLIPPER MAGAZINE STADIUM



MARKET OVERVIEW

County of *Lancaster*

TOTAL POPULATION
.....
545,724

MEDIAN AGE
.....
38.5

MEDIAN HHI
.....
\$67,376



Located approximately 80 miles from Baltimore and Philadelphia and 160 miles from New York City, Lancaster County boasts close proximity to major East Coast metropolitan markets. In fact, 50% of the U.S. population lives within 500 miles of Lancaster County. A community of over half-million people, Lancaster County encompasses 60 independent municipalities, including the City of Lancaster, 41 townships and 18 boroughs.

TOURISM - LANCASTER COUNTY IMPACT



8.85 MILLION+
VISITORS TO LANCASTER COUNTY



25,500+
TOURISM INDUSTRY JOBS



\$2.91 BILLION
SPENT ON TOURISM VISITS

Tourism is one of the leading industries in Lancaster County, providing 25,500 jobs. Driven by its historic museums, architecture and Amish products and agriculture, Lancaster draws visitors from the great northeastern region.

In 2018, over 8.85 million travelers visited Lancaster and spent \$2.91 billion. Hundreds of companies in Lancaster County benefit from travel and tourism through their direct interaction with visitors at places like attractions, restaurants, shops, gas stations and lodging properties. The average family spends almost \$1,060 per visit to Lancaster and the tourism industry accounts for nearly 1 in every 15 jobs. This spending directly translates into sales for Lancaster County businesses and jobs for Lancaster County residents.

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.



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