

±2,400 – 4,800 SF

1500 Wilson Ave

Lancaster, PA 17603

For **Sale or Lease**



Nearby

GIANT

LIDL

**RITE
AID**



**Panera
BREAD®**

1500 Wilson Ave presents a unique opportunity in this beautifully converted mixed-use commercial space with high-end living residence above. On the bottom floor, you'll find a full-sized, open-floor gourmet chef's kitchen with high-end appliances, granite counter tops, ample storage with deep cabinets and large pull-out drawers. Also included on the bottom floor is a large overhead door, warehouse/storage space, food prep space, cold storage, office space and bathroom.

The upper floor living space spans the full 2,400 sq/ft footprint of the property and has been expertly designed and offers distinct finishes. The layout also features beautifully designed and separated living areas including room for an executive office, dining space, separate living room, a family room open to the kitchen, a guest bedroom with room to expand and an exceptional primary bedroom suite with a showcase designer bathroom including custom designed vanities, tile work and a modern walk-in shower.

The parcel extends beyond the fence and beyond the rear parking lot, but the opportunity exists to continue renting the rear parking lot area to KFC, expand your business or divide off a separate lot. All conveniently located in East Hempfield Township within an easy commute to top-rated schools, healthcare, shopping, parks, Downtown Lancaster and major highways!



Blake Shaffer | Cale Bruso | Ashlee Lehman | Brad Rohrbaugh | Chad Stine
For More Information: 717.843.5555 | Learn more online at www.bennettwilliams.com

ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK

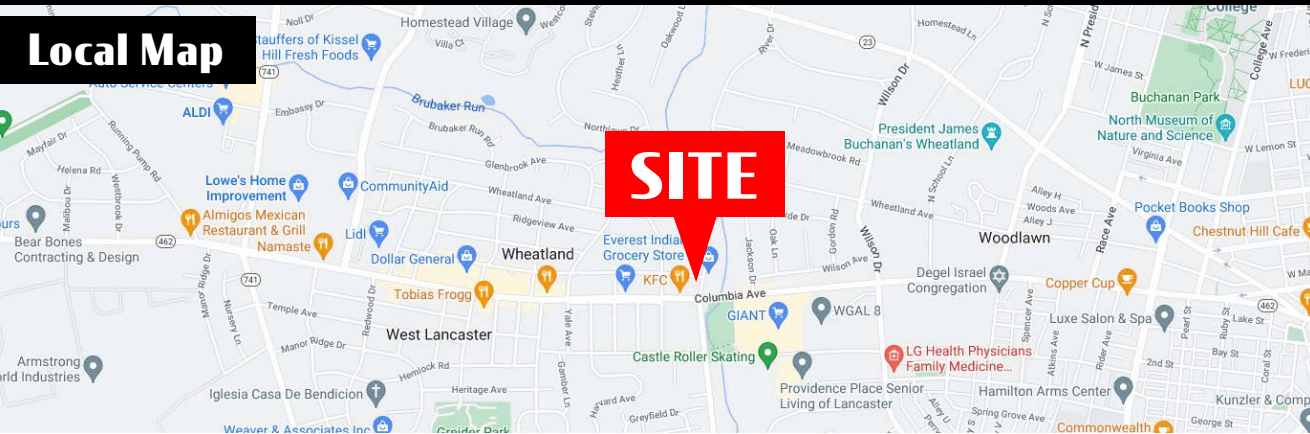
COMMERCIAL BROKERAGE. *Redefined.*

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Location Overview

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Local Map



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	10,582	107,447	179,521
TOTAL EMPLOYEES	5,683	68,111	102,190
AVERAGE HHI	\$114,686	\$78,007	\$89,889
TOTAL HOUSEHOLDS	4,549	42,510	70,562
TRAFFIC COUNTS: Columbia Ave - ± 16,000 VPD			

Available Spaces

±2,400 SF Apartment



±2,400 SF Flex Space



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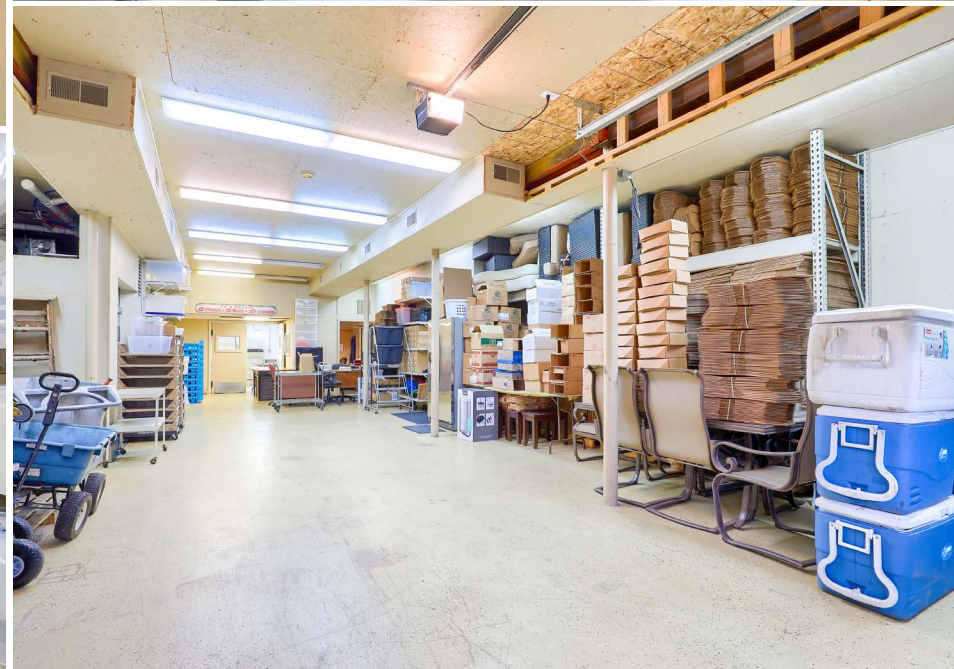
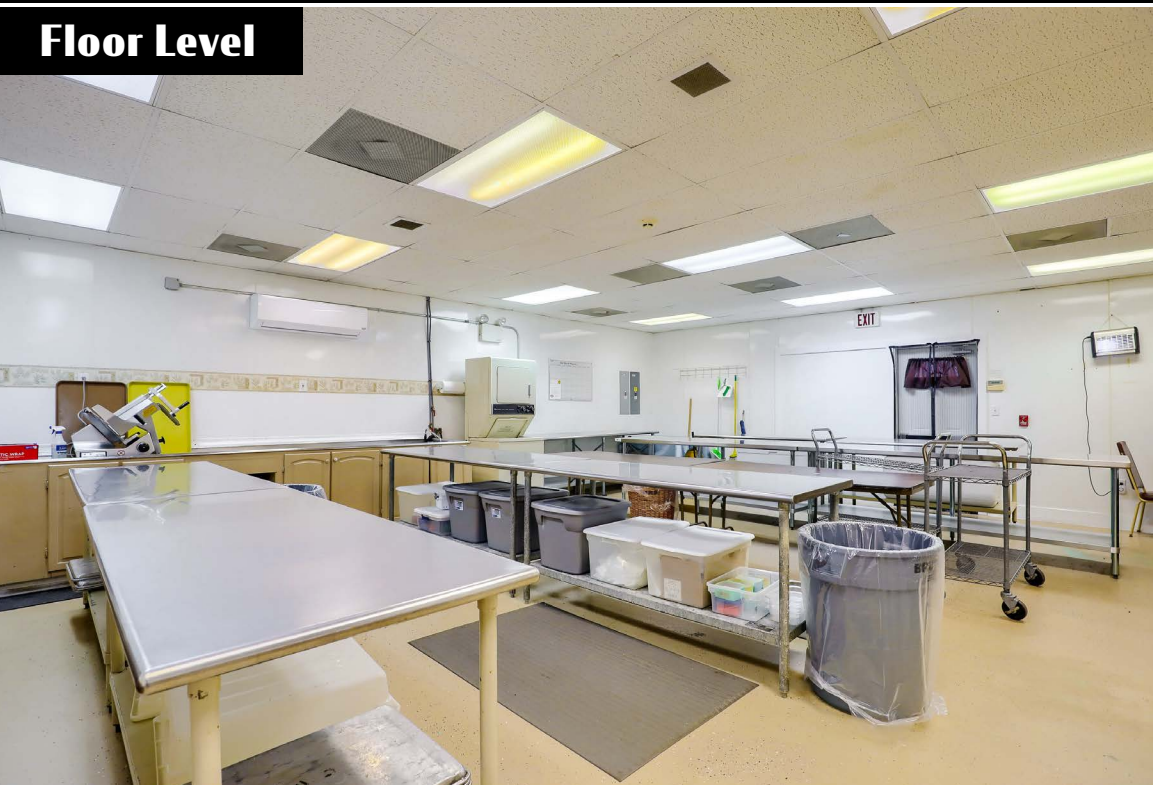
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Interior Photos

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Floor Level



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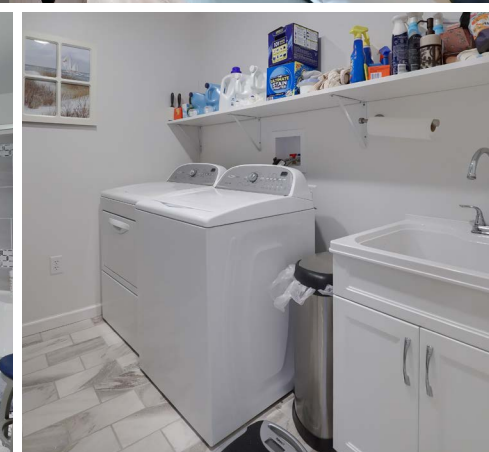
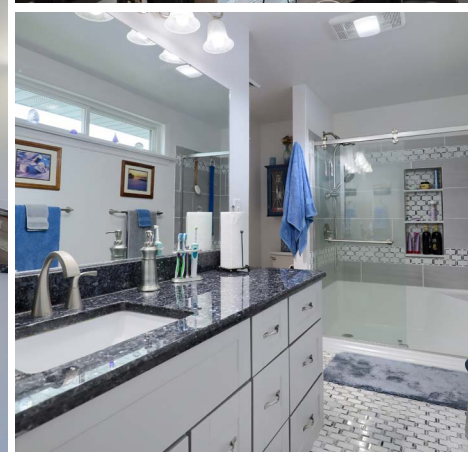
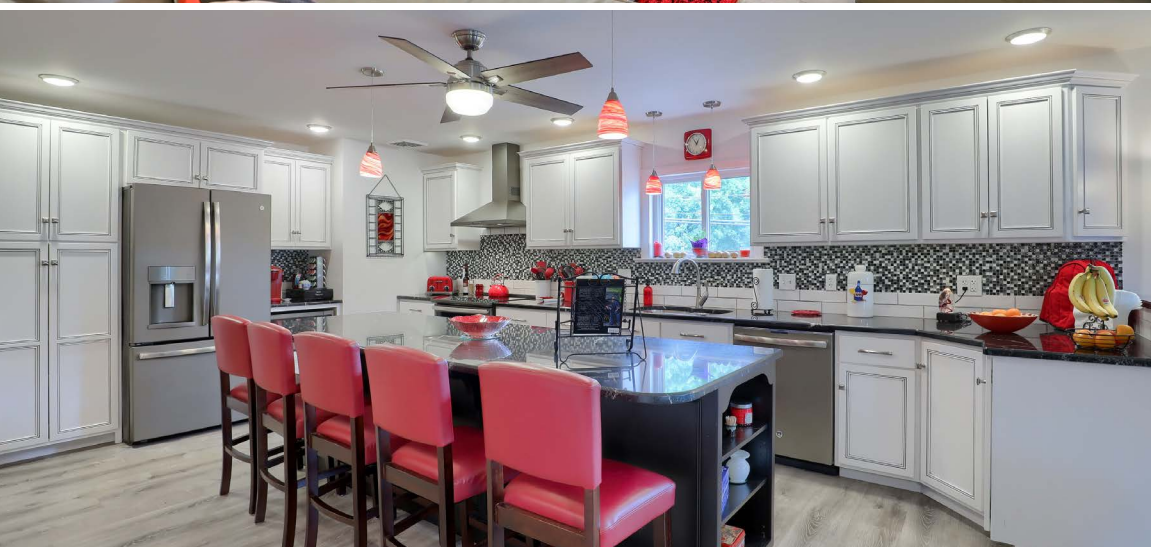
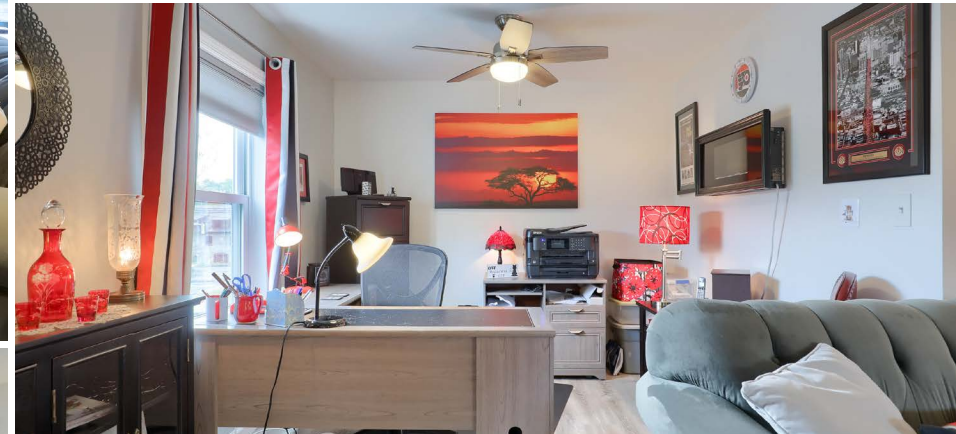
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Interior Photos

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Top Level



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Market *Aerial*

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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.

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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