

2347 E Lincoln Way

Lancaster, PA 17602

Available



Covered Bridge MP

Panera BREAD[®] PETSMART[®] cici's[®]
GameStop[®] cricket wireless[®] ILERA HEALTHCARE[®]
A TERRASCEND COMPANY



Available
2,400 SF

COCALICO CREEK
HOME

30

E Lincoln Hwy - ±29,000 VPD



±2,400 SF | ±0.77 AC

2347 E Lincoln Hwy features a +/- .77-acre pad that is ideally positioned along Lincoln Highway East (Rt. 30), which is the main thoroughfare in the East Lancaster market. The project currently features a +/- 2,400 SF free-standing building with an existing drive thru available for lease. The building could be rebranded for a quick-service restaurant or redeveloped for another STNL. 2347 E Lincoln Hwy sits in a perfect location for any retailer looking to enter the Lancaster retail market. Surrounding retailers include Target, Panera Bread, PetSmart, Texas Roadhouse, The Tanger Outlets, Chick Fil A and more!



Adam Hagerman | Cale Bruso | Brad Rohrbaugh | Chad Stine
For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com

ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

COMMERCIAL BROKERAGE. *Redefined.*

Available

Available
2,400 SF | 0.77 AC

30
E Lincoln Hwy - ±29,000 VPD



2347 E Lincoln Way

Lancaster, PA 17602

Available

Trade Area

Approximately 11,000,000 tourists come to the Lancaster area each year, generating a direct economic impact of \$1.92 billion. The trade area is ranked 5th among the 49 DMAs in Pennsylvania. The immediate trade area has also seen a growth in population of 4.9% in the last 10 years which is above the national average. The closest regional retail corridors to 2347 E Lincoln Hwy include Route 30 and Fruitville Pike. Route 30 is highlighted by the park city mall which is a regional enclosed mall anchored by JCPenney and Kohl's; other co-tenants include Apple, Michael Kors, Express, H&M and more. Fruitville Pike is highlighted by the Shoppes at Belmont which is a high-end, new construction shopping center anchored by Target and Whole Foods, co-tenants include Nordstrom Rack, PF Chang's, Starbucks, ULTA & Dick's Sporting Goods.



Adam Hagerman | Cale Bruso | Brad Rohrbaugh | Chad Stine
For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com

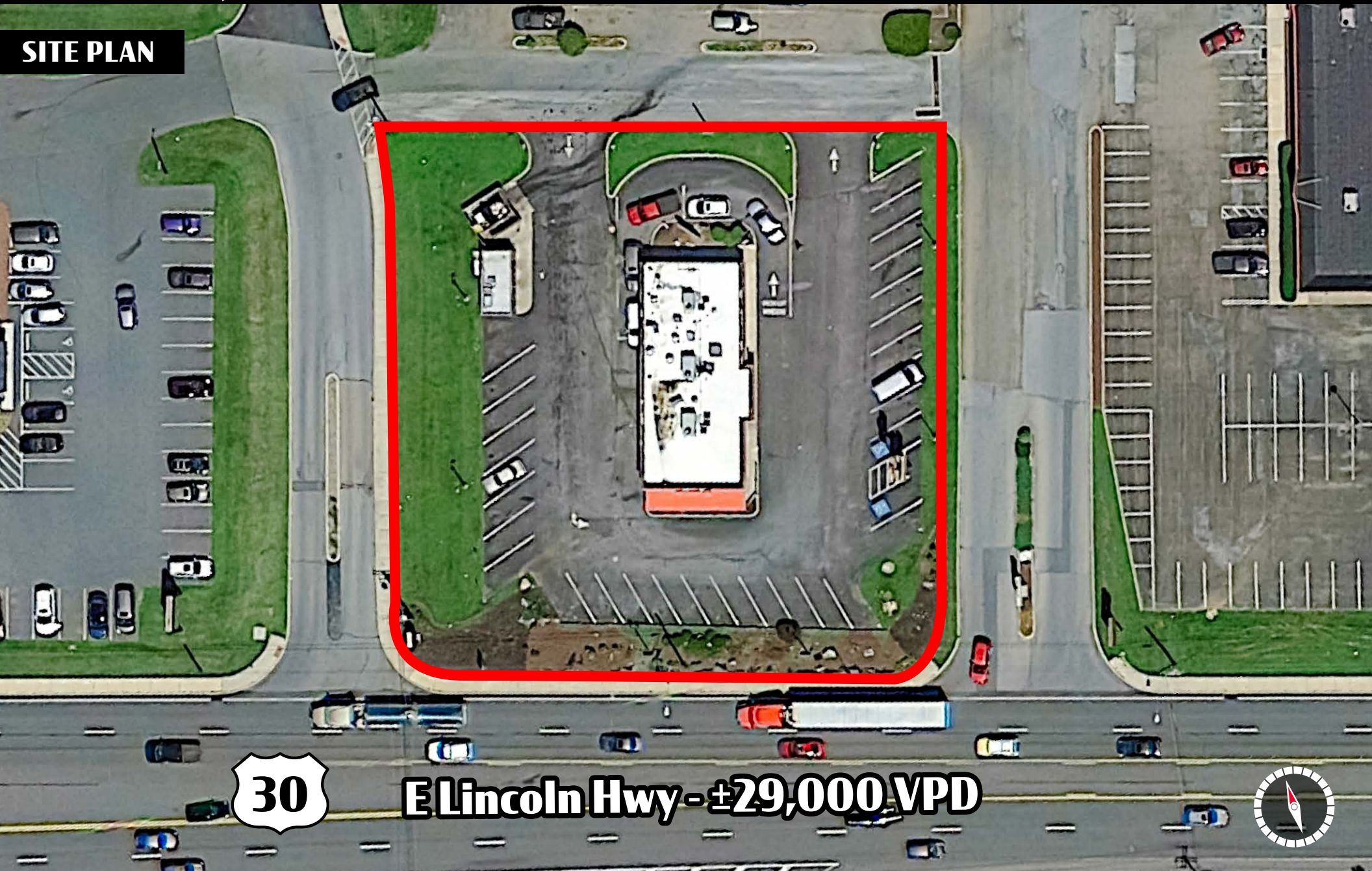
ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

COMMERCIAL BROKERAGE. *Redefined.*

≡ **2347 E Lincoln Way**
Lancaster, PA 17602

Available

SITE PLAN



30

E Lincoln Hwy - ±29,000 VPD



Adam Hagerman | Cale Bruso | Brad Rohrbaugh | Chad Stine
For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com

ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK

COMMERCIAL BROKERAGE. *Redefined.*

≡ **2347 E Lincoln Way**
Lancaster, PA 17602

Available

MARKET AERIAL



East Towne Centre

Gabe's **OLIE'S OUTLET** BARGAIN GOOD STUFF CHEAP
Burlington FIVE GUYS BURGERS and FRIES
DOLLAR TREE
HARBOR FREIGHT TOOLS Quality Tools at Ridiculously Low Prices
Red Lobster
McDonald's

Tanger Outlets

Nike Factory Store **OLD NAVY OUTLET** west elm
Eddie Bauer J.CREW THE NORTH FACE
POTTERY BARN
MICHAEL KORS **H&M** UNDER ARMOUR FAMOUS footwear
RALPH LAUREN GAP
Columbia Sportswear Company vineyard vines

Mill Creek Square

ALDI Staples petco. where the healthy pets go
Christmas Tree Shops and That!
ROSS DRESS FOR LESS **BED BATH & BEYOND** FINE WINE & GOOD SPIRITS

The Shops @ Rockvale

Crate&Barrel carter's Disney FAMOUS footwear
RACK ROOM SHOES KIRKLAND'S **ORVIS**
LOFT Olive Garden BURGER KING THE CHILDREN'S PLACE
Rainbow LANE BRYANT GYMBOREE
KFC QDOBA maurices Comfort INN BB&T LONG JOHN SILVER

Covered Bridge Mktg

PETSMART Panera BREAD
GameStop cicis
cricket wireless ILERA HEALTHCARE A TERRASCEND COMPANY

Quality Center

adidas DXL ATI DOLLAR TREE
Great Clips • T-Mobile • WAFFLE HOUSE

Site #29,000 VPD

Lincoln Highway E

About Bennett Williams

Bennett Williams
COMMERCIAL REAL ESTATE

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:

Adam Hagerman

ahagerman@bennettwilliams.com

Cale Bruso

cbruso@bennettwilliams.com

Brad Rohrbaugh

brohrbaugh@bennettwilliams.com

Chad Stine

cstine@bennettwilliams.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

