

New Development Opportunity

2007 STATE ROAD

Lancaster, PA 17601

±2,608 SF Available for **Lease**

Available
±2,608 SF



State Road - ±12,000 VPD

Property Overview

Available
±2,608 SF

2007 State Road is a development opportunity located off the Route 283 ramp in Lancaster, PA. The site is ideally positioned across the street from the new Penn State Medical Center (132 beds), and near National Tenants like Sheetz and Turkey Hill. The site also benefits from easy access, high visibility, and high exposure to the market. 2007 is located in the heart of East Hempfield Township and is zoned Enterprise Zone.

Surrounding Retailers



PennState Health
Lancaster Medical Center



Blake Shaffer | 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.*

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For Lease

LOCAL MAP



| DEMOGRAPHICS | 3 MILE | 5 MILE | 7 MILE |
|------------------|-----------|----------|----------|
| TOTAL POPULATION | 40,766 | 139,859 | 243,877 |
| TOTAL EMPLOYEES | 35,402 | 93,666 | 128,561 |
| AVERAGE HHI | \$104,857 | \$96,813 | \$92,476 |
| TOTAL HOUSEHOLDS | 16,023 | 55,389 | 94,893 |

TRAFFIC COUNTS:
State Road - ±12,000 VPD | **PA 283** - ±68,000 VPD



PennState Health
 Lancaster Medical Center
 132 private inpatient beds



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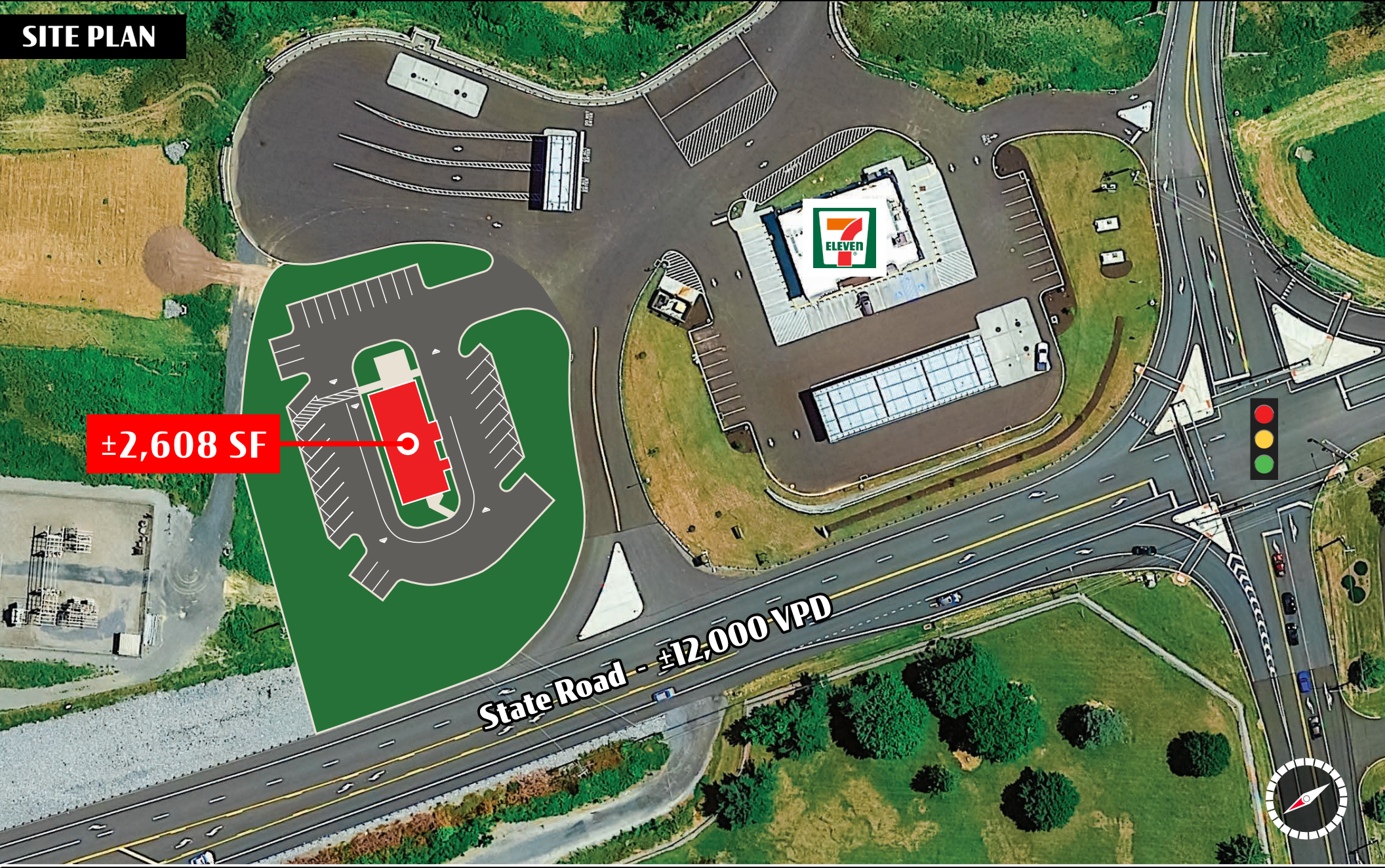
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SITE PLAN



±2,608 SF

State Road - ±12,000 VPD



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MARKET AERIAL

SITE

SHEETZ

PennState Health
Lancaster Medical Center

Chelsea Square

weis **chico's**
TALBOTS **JOS. A. BANK**
The New Tradition Since 1905

Granite Run Square

PLATO'S CLOSET **KFC** **pep** **Pita's**
PALM BEACH TAN

Overlook Town Center

CHIPOTLE **BUFFALO WILD WINGS** **AT&T**
noodles & COMPANY **SportClips** **DUCK DONUTS**
MEXICAN GRILL HAIRCUTS

Hilton Garden Inn

planet fitness

Park City Mall

Boscov's **JCPenney** **KOHL'S**
BOWLING & AMUSEMENT ROUND1 **BONEFISH GRILL** **UFC GYM** **H&M**
BJ's RESTAURANT BREWHOUSE **LONGHORN STEAKHOUSE EXPRESS** **LUSH** **Apple** **MK** **MICHAEL KORS**

Hawthorne Centre

Walmart **HOBBY LOBBY** **Panera BREAD** **at home DUNKIN'**
MISSION BBO **five BELOW** **ALDI**

Penn Medicine
Lancaster General Health

The Crossings at Conestoga Creek

Wegmans **ETHAN ALLEN** **Starbucks**
pure barre **FIRST WATCH** **MILLER'S ALE HOUSE**
CINEMAS THE DAYTIME CAFE

Red Rose Commons

weis **PETSMART** **BEST BUY**
HomeGoods **Party City**
PEPBOYS **BARNES & NOBLE** **Burlington**

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.



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LANCASTER OFFICE:

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