

# 220 Hazel Street

Lancaster, PA | 17603

*For Lease*



## *Property Overview*

*Available*  
**±6,265 SF**

Introducing a versatile leasing opportunity in Lancaster City! This prime property offers three units to suit a variety of business needs.

The first unit is an upstairs retail/office space of 540 square feet, perfect for boutiques, studios, or professional offices. The second unit is a street-level retail/office space of 775 square feet, ideal for businesses seeking prominent street level visibility. Additionally, there's an attached warehouse space of 5,000 square feet, divisible into 1,000 square foot increments, that's perfect for manufacturing, light industrial, or storage purposes.

This property's zoning permits a broad range of commercial and industrial uses, making it ideal for startups or established businesses looking to expand. Don't miss out on this fantastic opportunity. Contact us now to schedule a visit!



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	34,402	104,043	175,991
TOTAL EMPLOYEES	17,378	56,892	103,381
AVERAGE HHI	\$63,234	\$82,033	\$88,304
TOTAL HOUSEHOLDS	13,337	41,155	69,779
TRAFFIC COUNTS: Hazel St - ± 5,000 VPD   S Prince St - ± 13,000 VPD			



**Tom Troccoli | Joshua Miller**

For Leasing Information: 717.390.9858 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



COMMERCIAL BROKERAGE. *Redefined.*



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## MARKET AERIAL



Wheatland Middle School



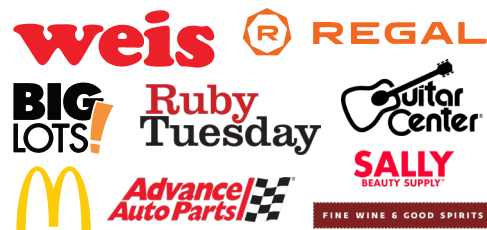
Smith Wade-El  
Elementary School

Manor Street

Spinnecy St

Site

Manor Shopping Center



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ACTIVE MEMBER OF:  
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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:

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## OUR LOCATIONS:

### YORK OFFICE:

3528 Concord Rd.  
York, PA 17402

### LANCASTER OFFICE:

2173 Embassy Dr.  
Lancaster, PA 17603

### EXTON OFFICE:

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

### NEW JERSEY OFFICE:

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

### WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310,  
Williamsport, PA 17701

### CONTACT US

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