

For Sale

# 134 E LANCASTER AVE

±4,483 SF

DOWNINGTOWN, PA | 19335



Tommy Ciccarone

For Leasing Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)

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**AVAILABLE**

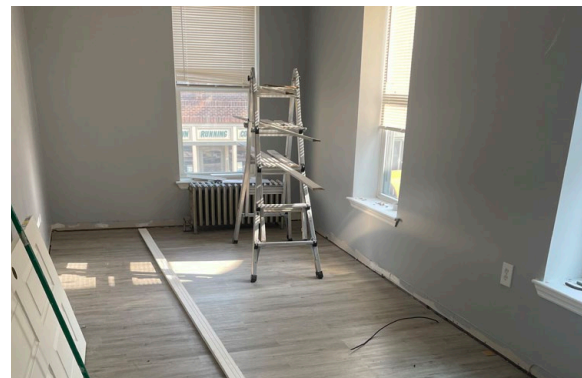
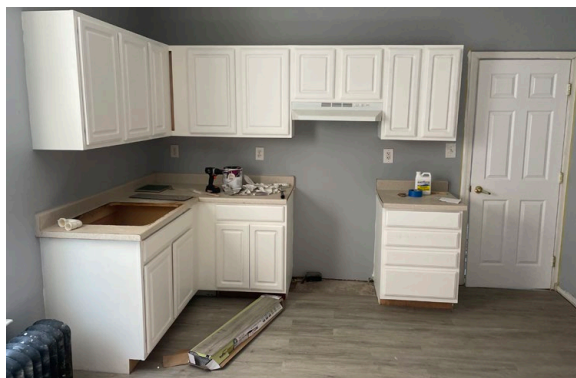
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## Property Highlights

- 2 Retail spaces  
° ± 1,918 SF  
° ± 557 SF
- Total SF 4,483 SF
- Township: Downingtown Borough
- School District: Downingtown
- Tax ID: 11-08-9987
- Price: 799,000
- Taxes: \$5,795 (2010)
- Lot Size: 25 x 174
- Zoning: C-2 Central Commercial
- Parking: Onsite parking, Street parking, Adjacent municipal parking lot
- Utilities: Public Water/Sewer/Natural Gas
- Large 2 Bedroom Apartment Fully renovated with new appliances- Leased \$1,950/ Month (Lease begins 7/1/23)

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	8,071	37,555	94,691
TOTAL EMPLOYEES	6,067	17,130	46,974
AVERAGE HHI	\$96,702	\$149,534	\$152,367
TOTAL HOUSEHOLDS	3,472	13,925	35,808

TRAFFIC COUNTS: **E Lancaster Ave** - ±10,800 VPD



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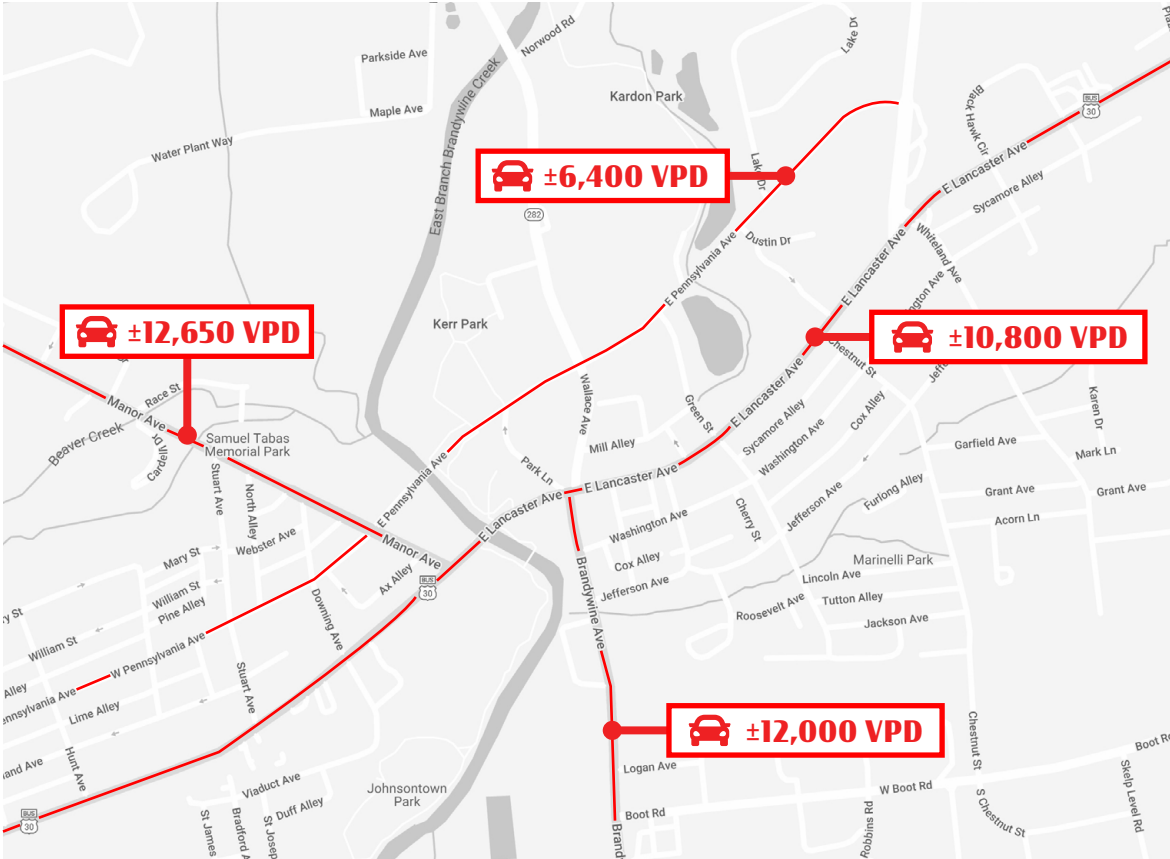
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## New Project

The Hankin Group is transforming the former Sonoco Paper Company site into a new town center located in the Borough of Downingtown along the Brandywine River. This transit oriented development will include a new regional SEPTA rail station along with 14,200 SF of mixed-use office and retail space and 442 multi-family residential units. Apartment amenities will include a state of the art clubhouse with residential lounges, fitness and yoga studios, work share spaces, a private viewing room, a private conference room, a resort style pool, a pet spa, and more. Phase one of the River Station Project is projected to be open in spring of 2023 and will include 203 of the projected 442 luxury apartments.



## Trade Area

Downingtown is a Borough in Chester County, Pennsylvania, 33 miles west of Philadelphia. Originally one of the last mills on the edge of the unsettled western frontier, Downingtown is rich in historical significance. The East Lancaster Historic District was placed on the national Register of Historic Places in 1979 and there are 20 historic structures cited within the district. Today the Borough of Downingtown is one of the most desirable places to live with a dense suburban feel and highly rated public schools.



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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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