

1693 Crown Avenue

± 12,642 SF
FOR SUBLEASE

LANCASTER, PA | 17601



PROPERTY OVERVIEW

1693 Crown Avenue is a 12,642 square foot sub-lease opportunity in the growing Lancaster market with quick and easy access to Route 30, Route 283, and Route 222 which are all major highways in the area connecting Lancaster to the surrounding markets. The building consists of lobby waiting area, a large conference room, as well as private office space and a “bullpen style” cubicle section. The property is perfect for any type of professional office user looking to open or expand in the Lancaster market.



Justin Willits | Brad Rohrbaugh | Chad Stine

For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com

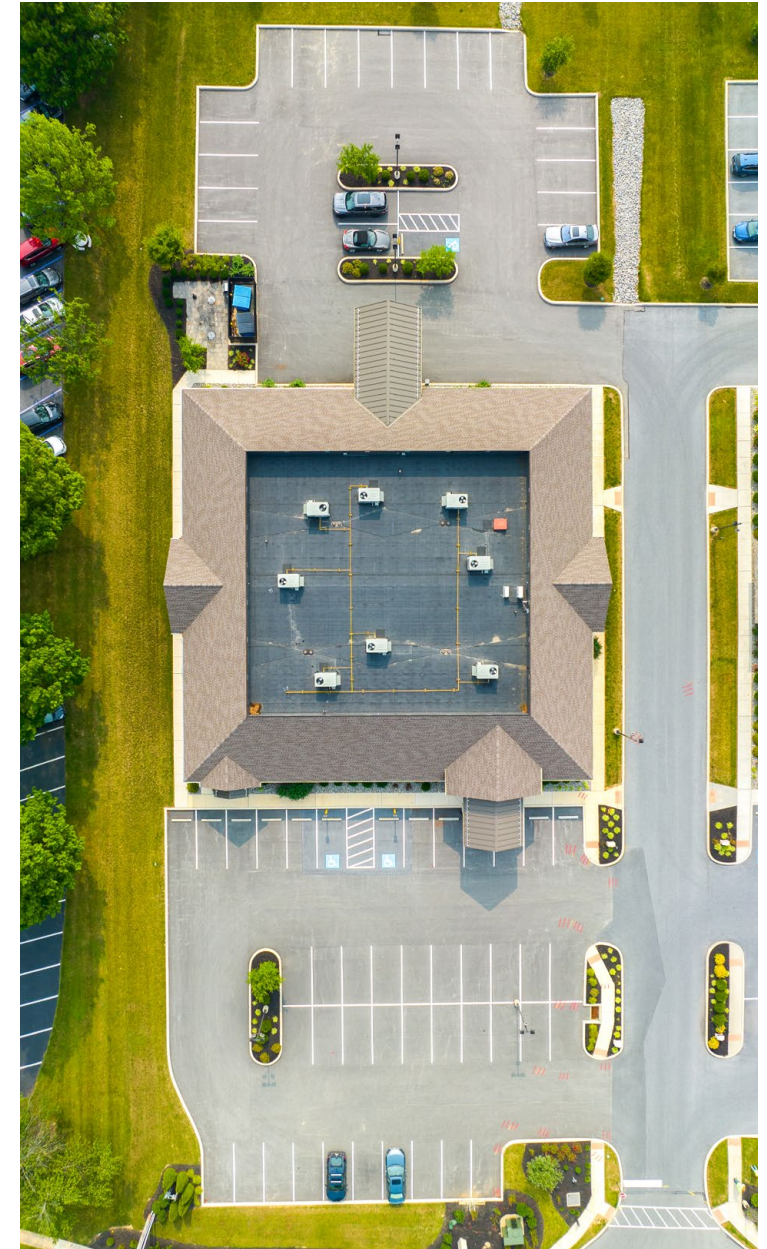


COMMERCIAL BROKERAGE. *Redefined.*

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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	10,080	105,990	178,452
TOTAL EMPLOYEES	10,591	61,245	94,823
AVERAGE HHI	\$119,547	\$106,617	\$116,099
TOTAL HOUSEHOLDS	4,073	42,222	70,547

TRAFFIC COUNTS: Oregon Pike ± 13,000 VPD



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Granite Run Square

Chelsea Square

Overlook Town Center

Hawthorne Centre

Parkview Plaza

Hilton Garden Inn

Fruitville Crossings

Lancaster Shopping Center

Park City Mall

at home DUNKIN'

Shoppes @ The Pointe

Penn Medicine Lancaster General Health

theVitamin Shoppe

Red Rose Commons

Patient First

UPMC

Site

Shoppes at Belmont

Golden Triangle SC

The Crossings at Conestoga Creek



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ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

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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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Lancaster, PA 17601

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