

**± 2,400 SF RETAIL**  
**UP TO 10,000SF OF**  
**MEDICAL/PREMIER OFFICE SPACE**

# *The* **Pond** on Fulling Mill

**FOR LEASE**

CORNER OF FULLING MILL RD & NISSLEY DRIVE  
MIDDLETOWN, PA | 17057



**± 2,400 SF**  
**RETAIL**

**VISTABLOCK**  **VANGUARD**  
DEVELOPMENT GROUP

All drawings, designs and plans contained herein are proprietary and the exclusive property of Vanguard Development Group, Inc. The use, reproduction, or imitation of any or all portions of this sheet without prior written authorization of Vanguard Development, Inc. is prohibited under the protections afforded by applicable State and Federal law.



**Cale Bruso | Ashlee Lehman | Blake Shaffer | Brad Rohrbaugh | Chad Stine**  
For Leasing Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



COMMERCIAL BROKERAGE. *Redefined.*



± 2,400-10,000 SF

The  
**Pond**  
on Fulling Mill

FOR **LEASE**

## PROPERTY OVERVIEW

**The Pond at Fulling Mill** features the newly approved 25+ acre residential development that will break ground in 2024! This beautiful development features brand new apartments, townhomes, fitness center and a +/- 2,400 SF commercial space and up to 10,000 SF of medical/premier office space. The ideal tenant for the commercial space would be a local or regional restaurant/cafe operator. Contact our team today for more information!

DEMOGRAPHICS	5 MILE	7 MILE	10 MILE
TOTAL POPULATION	110,714	219,472	357,479
TOTAL EMPLOYEES	52,807	129,701	205,712
AVERAGE HHI	\$103,645	\$101,277	\$107,272
TOTAL HOUSEHOLDS	45,262	90,791	147,612



Cale Bruso | Ashlee Lehman | Blake Shaffer | Brad Rohrbaugh | Chad Stine  
For Leasing Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



COMMERCIAL BROKERAGE. *Redefined.*

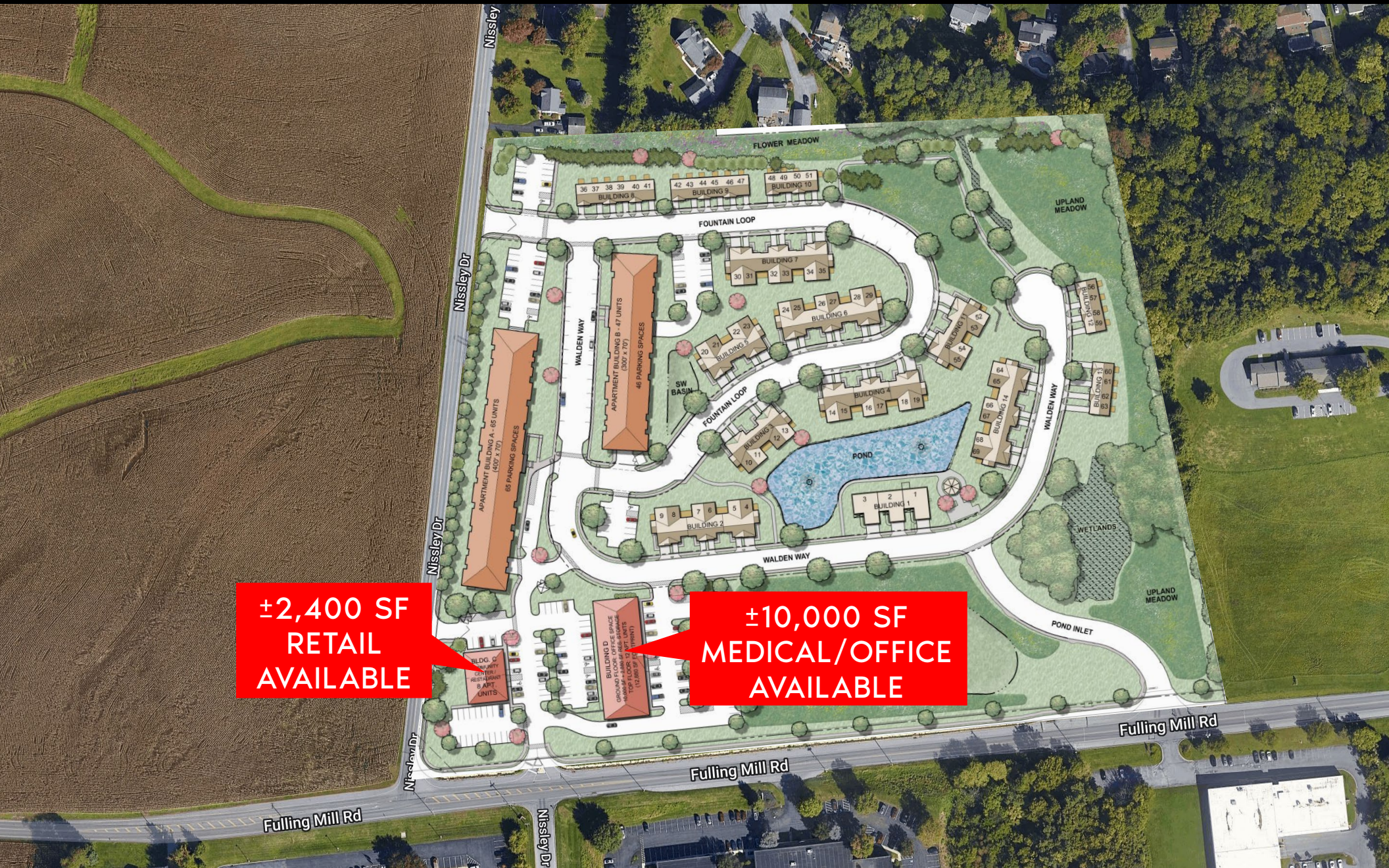


± 2,400-10,000 SF

# The Pond

on Fulling Mill

FOR LEASE



±2,400 SF  
RETAIL  
AVAILABLE

±10,000 SF  
MEDICAL/OFFICE  
AVAILABLE



Cale Bruso | Ashlee Lehman | Blake Shaffer | Brad Rohrbaugh | Chad Stine  
For Leasing Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



COMMERCIAL BROKERAGE. *Redefined.*



± 2,400-10,000 SF

*The*  
**Pond**  
on Fulling Mill

FOR **LEASE**



**Cale Bruso | Ashlee Lehman | Blake Shaffer | Brad Rohrbaugh | Chad Stine**  
For Leasing Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



COMMERCIAL BROKERAGE. *Redefined.*



± 2,400-10,000 SF

# The Pond on Fulling Mill

FOR **LEASE**

## MARKET OVERVIEW



Cale Bruso | Ashlee Lehman | Blake Shaffer | Brad Rohrbaugh | Chad Stine  
For Leasing Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



COMMERCIAL BROKERAGE. *Redefined.*



# Bennett Williams

COMMERCIAL REAL ESTATE



## OUR LOCATIONS:

### YORK OFFICE:

3528 Concord Rd.  
York, PA 17402

### LANCASTER OFFICE:

150 Farmington Lane, Suite 201  
Lancaster, PA 17601

### EXTON OFFICE:

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

### STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205  
State College, PA 16803

### WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1  
West Chester, PA 19380

### NEW JERSEY OFFICE:

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



## LISTING AGENTS:



### CALE BRUSO

BShaffer@bennettwilliams.com



### ASHLEE LEHMAN

ALehman@bennettwilliams.com



### BLAKE SHAFFER

BShaffer@bennettwilliams.com



### BRAD ROHRBAUGH

BRohrbaugh@bennettwilliams.com



### CHAD STINE

CStine@bennettwilliams.com

### CONTACT US

717.843.5555 | [www.bennettwilliams.com](http://www.bennettwilliams.com)

LANDLORD  
REPRESENTATION

TENANT  
REPRESENTATION

INVESTMENT  
SALES

PROPERTY  
MANAGEMENT



## 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.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

