

3301 Lincoln Way East

FAYETTEVILLE, PA | 17222



Property Overview

3301 Lincoln Way E is a 48,000 SF free-standing building located in Fayetteville, PA along Lincoln Highway (18,321 VPD). The site presents a unique opportunity for a redevelopment in the growing Fayetteville market, with great visibility and access along the main thoroughfare. The property is in close proximity to national retailers such as Dollar Tree, Chick-fil-A, Texas Roadhouse and Rutter's just to name a few. WellSpan Chambersburg Hospital, I-81 and Rocktop Airport are also only minutes away.

Nearby

DOLLAR GENERAL



Abe Khan | Francesco Conigliaro | Brad Rohrbaugh | Chad Stine
For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

3301 Lincoln Way East

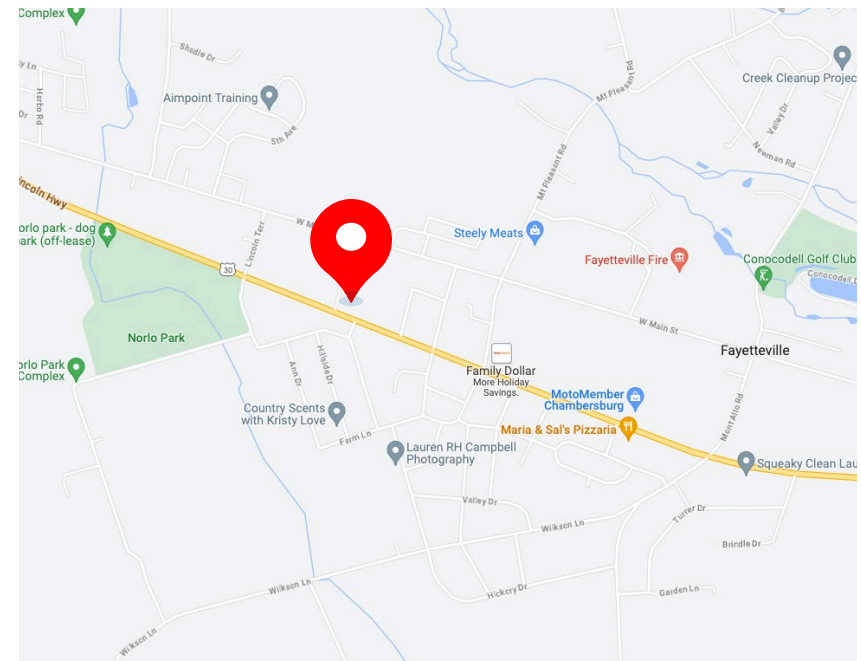
**±48,000 SF
FOR SALE**

Location

Along with its great visibility and access along Lincoln Hwy, the site also is in close proximity to I-81 (50,723 VPD) which draws in traffic from multiple market points. The site also benefits from a demographic area that extends more than 5 miles. This property is strategically positioned in a central location near major thoroughfares surrounded by dense residential and commercial areas.

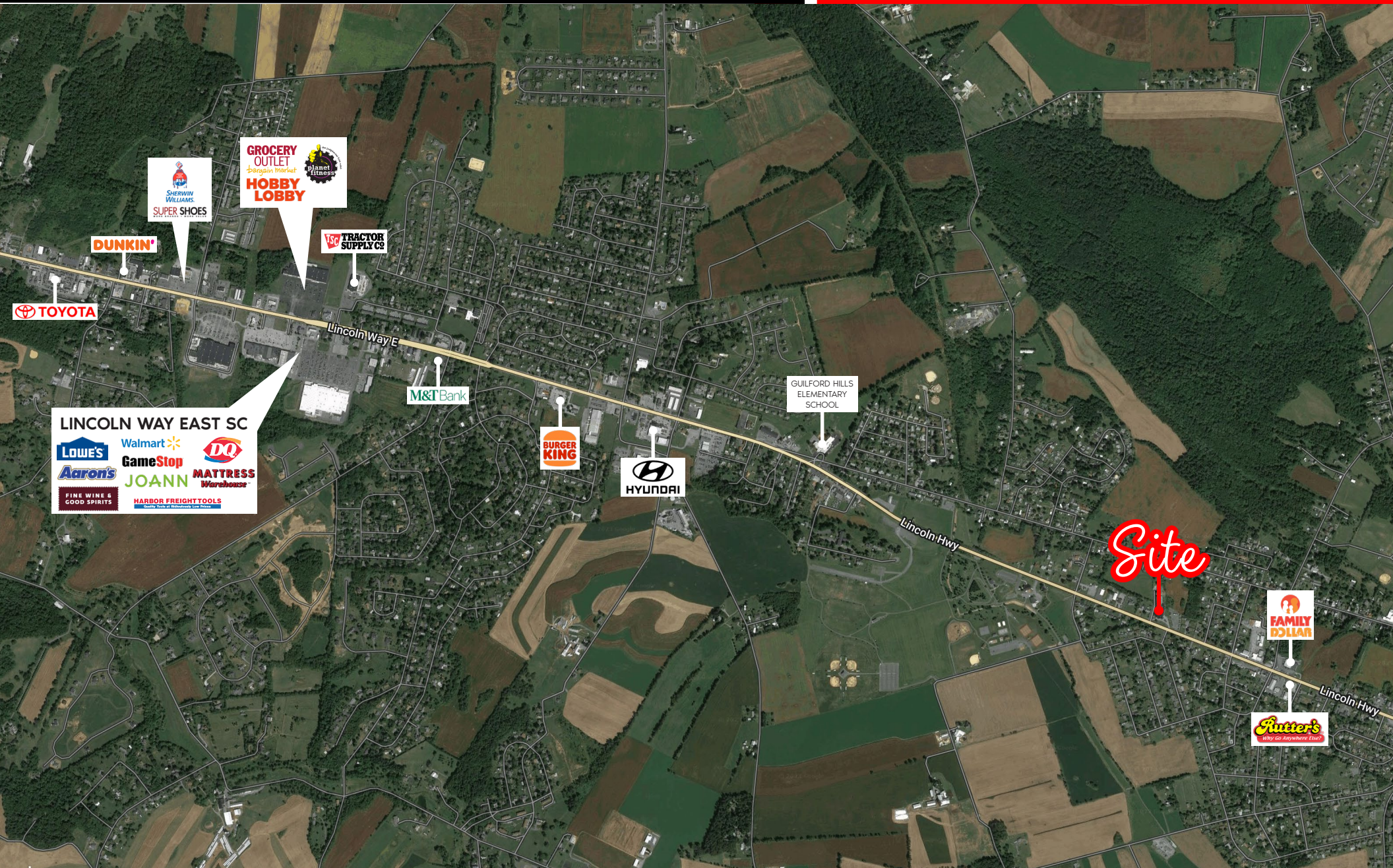


DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	15,076	36,019	61,825
TOTAL EMPLOYEES	2,752	12,984	24,581
AVERAGE HHI	\$112,797	\$105,527	\$97,112
TOTAL HOUSEHOLDS	6,093	15,191	25,550
TRAFFIC COUNTS: LINCOLN WAY E ±18,321 VPD			



3301 Lincoln Way East

±48,000 SF
FOR SALE



Abe Khan | Francesco Conigliaro | Brad Rohrbaugh | Chad Stine
For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



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:

Abe Khan

akhan@bennettwilliams.com

Francesco Conigliaro

fconigliaro@bennettwilliams.com

Brad Rohrbaugh

brohrbaugh@bennettwilliams.com

Chad Stine

cstine@bennettwilliams.com

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

LANCASTER OFFICE:

150 Farmington Lane
Lancaster, PA 17601

CONTACT US

717.843.5555 | www.bennettwilliams.com

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

WEST CHESTER OFFICE:

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

