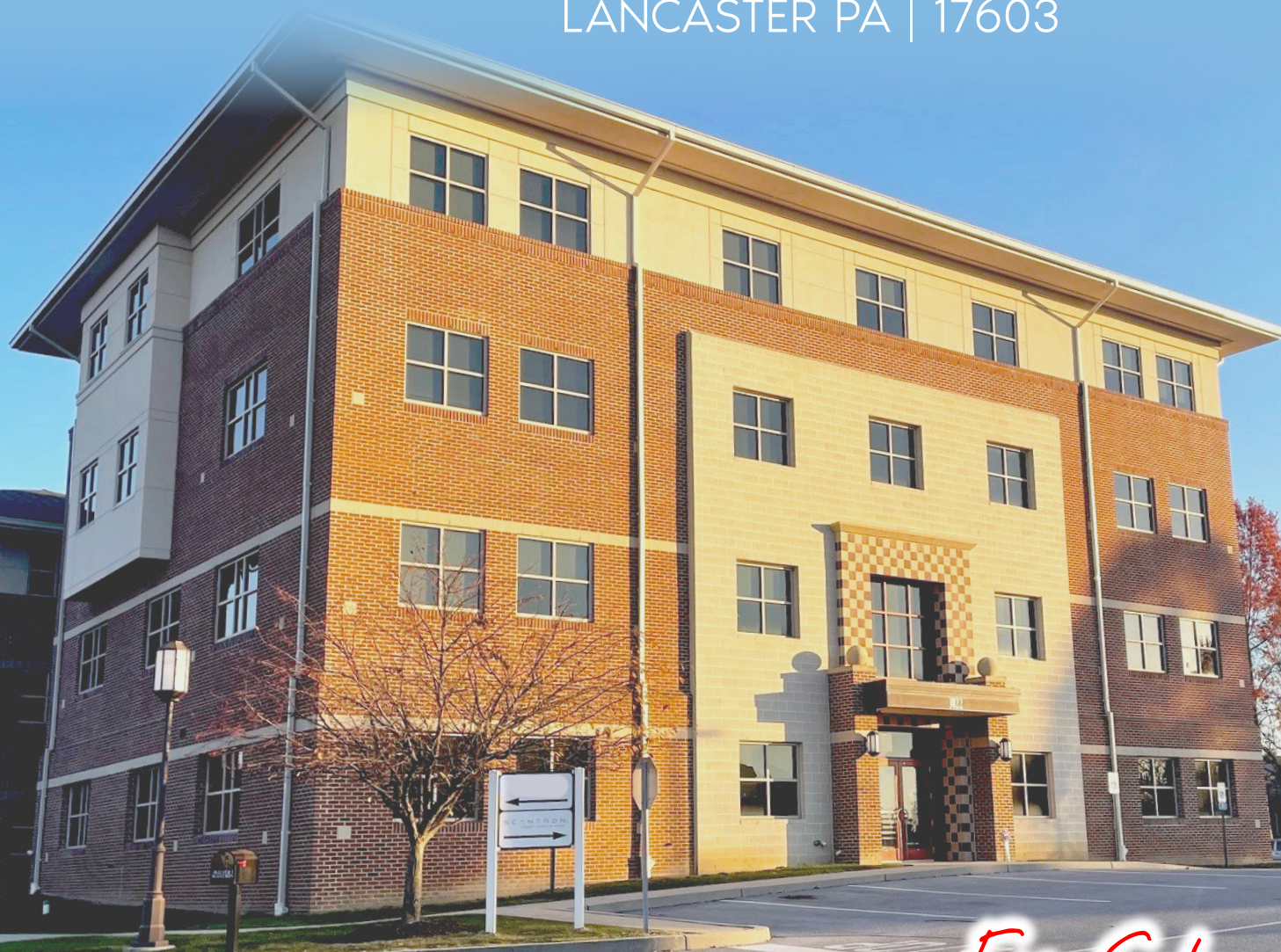


3020-3022 COLUMBIA AVE

LANCASTER PA | 17603



±39,610 SF OFFICE BUILDING

For Sale



Michael Sheaffer CELL: 717.587.2712

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



ACTIVE MEMBER OF:

RETAIL BROKERS NETWORK

COMMERCIAL BROKERAGE. *Redefined.*

3020-3022 COLUMBIA AVE

LANCASTER, PA | 17603

±39,610 SF
FOR SALE

Property Overview

SEEKING NEW OWNER/OCCUPANT

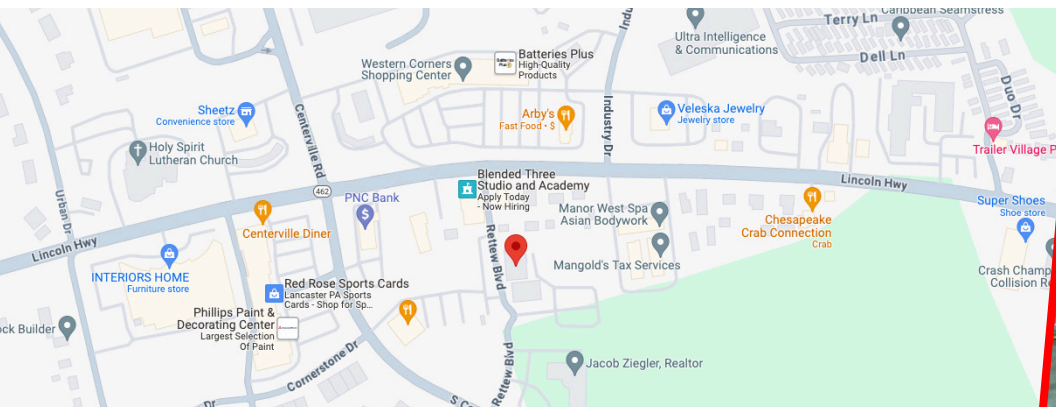
39,610 S/F Stabilized office investment opportunity on 2.68 acres with one of Lancaster County's premier business entities!

Leased until December 1, 2030 or 3 years from date of sale with potentially even longer term potential. Current projected 2026 NOI \$652,868 Annual CPI Escalations in place.

Excellent Centerville location touting recent significant roadway and infrastructure improvements. One of Lancaster County's fastest growing commercial, Industrial, residential corridors.

145 Parking spaces.

Owner financing potentially available.



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CENTERVILLE RD: ±16,000 VPD
COLUMBIA AVENUE: ±13,000 VPD
RT 30: ±57,000 VPD



POPULATION
3 MILE- 49,295
5 MILE- 151,164
7 MILE- 223,826



EMPLOYEES
3 MILE- 24,298
5 MILE- 75,887
7 MILE- 103,028



AVERAGE HHI
3 MILE- \$136,983
5 MILE- \$112,712
7 MILE- \$119,394



HOUSEHOLDS
3 MILE- 20,245
5 MILE- 58,493
7 MILE- 86,623



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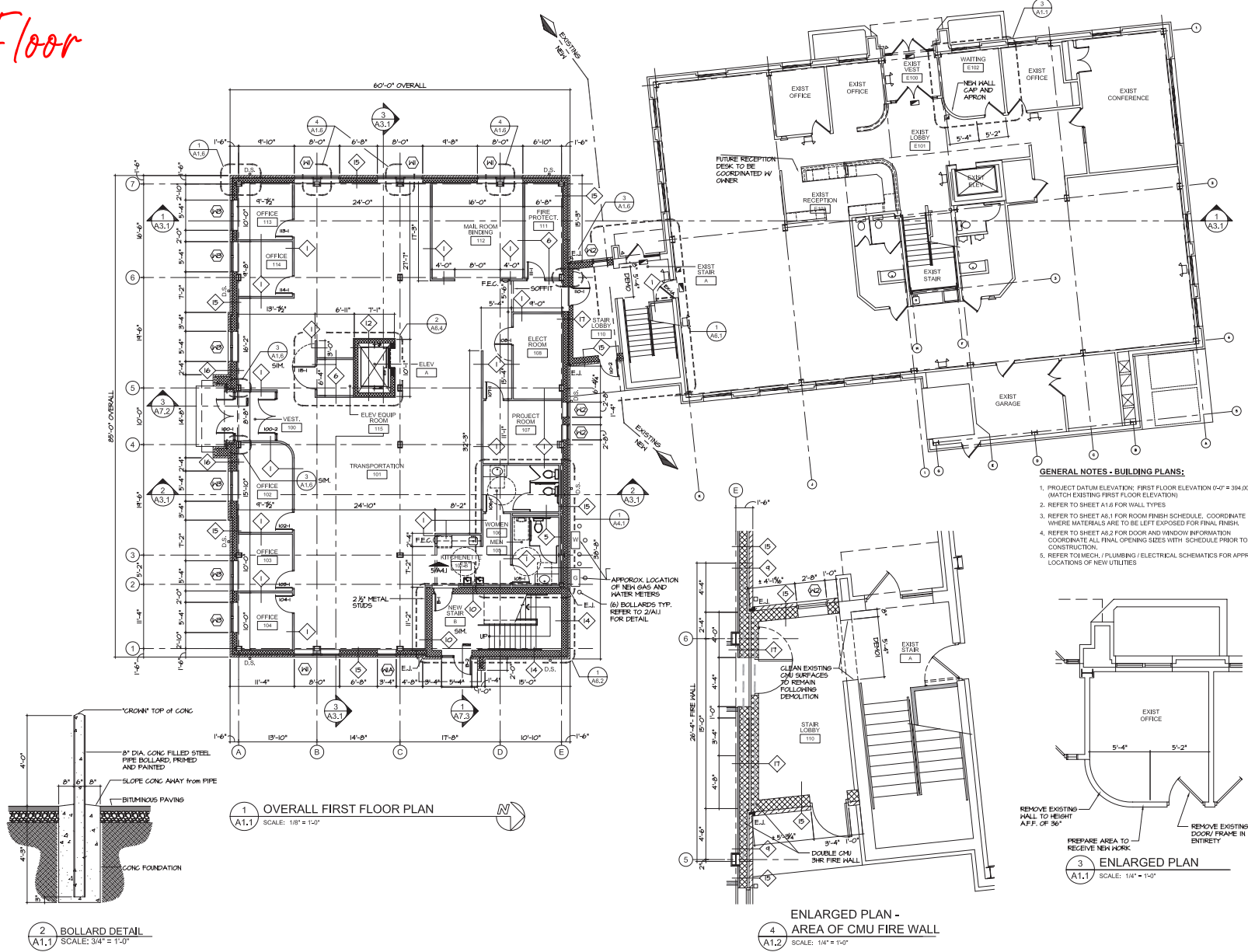
COMMERCIAL BROKERAGE. *Redefined.*

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LANCASTER, PA | 17603

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First Floor

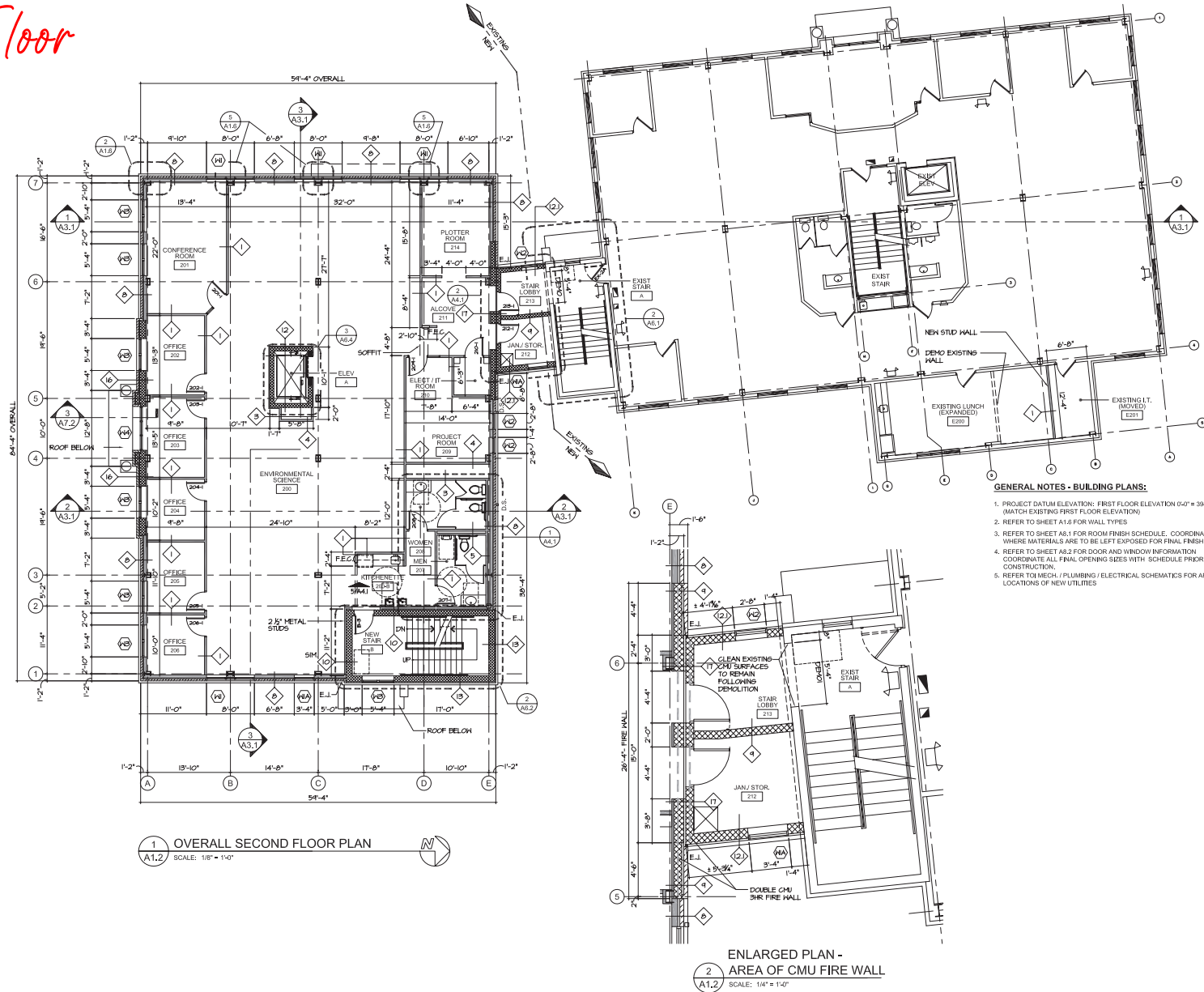


3020-3022 COLUMBIA AVE

LANCASTER, PA | 17603

±39,610 SF
FOR SALE

Second Floor

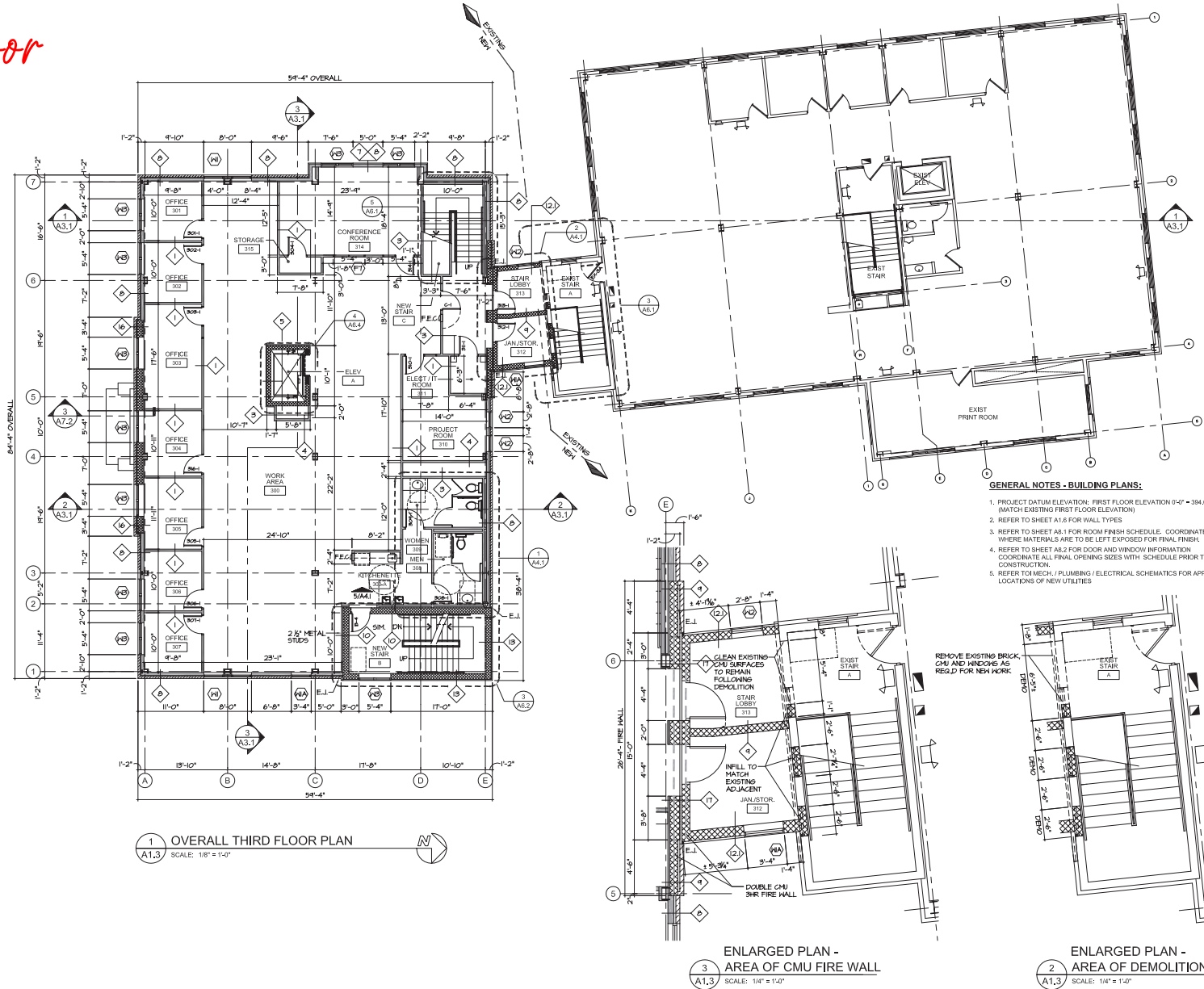


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Third Floor



1 OVERALL THIRD FLOOR PLAN
A1.3 SCALE: 1/8" = 1'-0"

3 ENLARGED PLAN - AREA OF CMU FIRE WALL
A1.3 SCALE: 1/4" = 1'-0"

2 ENLARGED PLAN - AREA OF DEMOLITION
A1.3 SCALE: 1/4" = 1'-0"

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Market Overview



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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 107
West Chester, PA 19380

NEW JERSEY OFFICE:

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

LISTING AGENTS:



Michael Sheaffer

MSheaffer@bennettwilliams.com
CELL: 717.587.2712

CONTACT US

717.843.5555 | 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.

