

Eden Professional Center

1725-1755 OREGON PIKE | LANCASTER, PA | 17601



±16,000 VPD

±1,000-2,820 SF AVAILABLE | FOR LEASE

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PROPERTY OVERVIEW

Ideally situated at the corner of Route 30 and Oregon Pike, Eden Professional Center is a Class "A", two story, brick building. The property is located near a handful of the market's retail corridors, and is home to a mix of physicians, attorneys, patient advocates, and other services. Other additional attributes include ample employee and customer parking, pylon signage opportunities, and great exposure to the market.



TRAFFIC COUNTS:

Oregon Pike ±16,000 VPD



POPULATION

3 MILE- 102,516
5 MILE- 180,316
7 MILE- 253,943



EMPLOYEES

3 MILE- 58,984
5 MILE- 94,792
7 MILE- 124,666



AVERAGE HHI

3 MILE- \$114,249
5 MILE- \$121,392
7 MILE- \$122,577



HOUSEHOLDS

3 MILE- 39,452
5 MILE- 70,011
7 MILE- 98,526



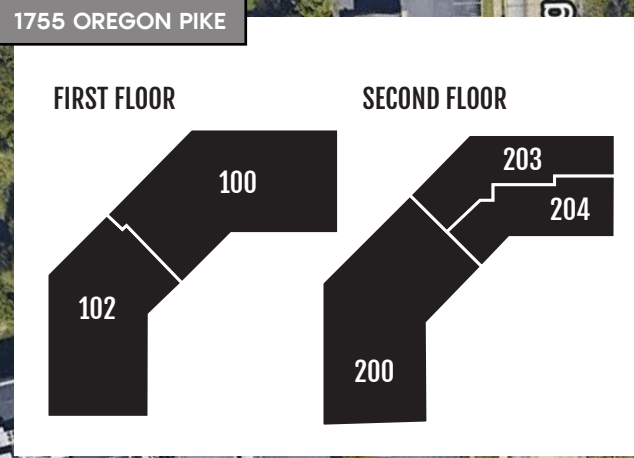
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SITE PLAN



OFFICE SUITE 1755		
SPACE	TENANT	SF
100	Teacher Benefit Strategies	5,245
102	Dr. John M. Schmidt, DMD	4,830
200	Behavioral Healthcare	5,096
203	Equitable Life Assurance	2,838
204	Behavioral Healthcare	2,005
OFFICE SUITES 1725		
100	Eden Park Pediatrics	4,318
104	Apex Chiropractic	1,798
105	Garcia Garman & Shea, PC	1,197
107	Pinnacle Health	2,949
200	Available	1,000
201	Available	1,596
203	Behavioral Health & Wellness Academy	800
204	Vecchia Pizza	1,340
205	Available	2,820
206	Available	2,101



Ashlee Lehman | Brad Rohrbaugh | Chad Stine

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



COMMERCIAL BROKERAGE. *Redefined.*

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MARKET AERIAL



BW Ashlee Lehman | Brad Rohrbaugh | Chad Stine
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ACTIVE MEMBER OF:
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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

WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310
Williamsport, PA 17701

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

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CONTACT US

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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.

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.

