

FULLY LEASED

275 HESS BLVD

LANCASTER, PA | 17601



Brad Rohrbaugh | Chad Stine

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

COMMERCIAL BROKERAGE *Redefined.*

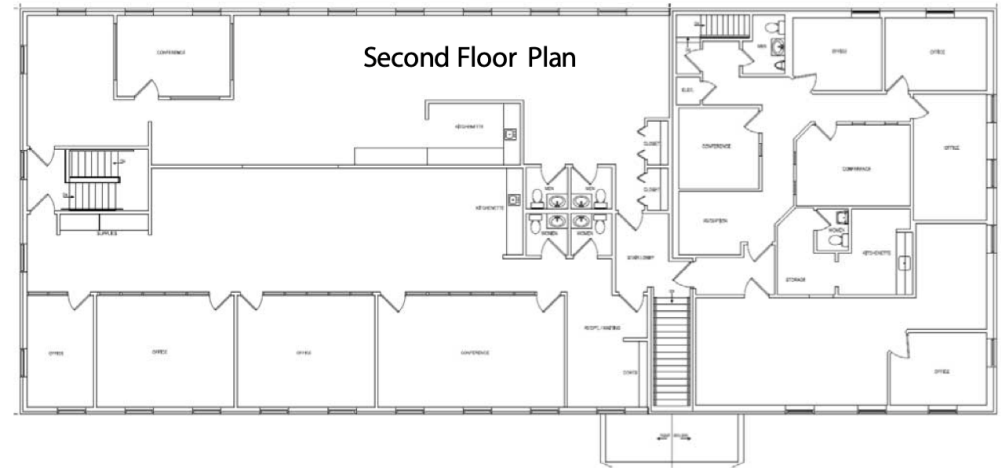
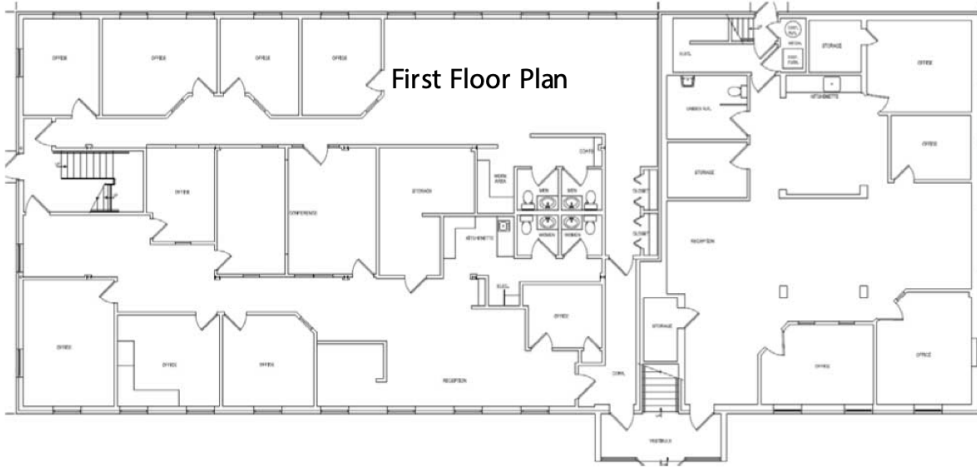
PROPERTY HIGHLIGHTS

- 2-Story office building totaling 12,200 SF with 6,000 SF floor plates
- Façade renovations to include new roof, parking lot lights, landscaping, pylon signage & directional signage
- 55 parking spaces



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DEMOGRAPHICS



POPULATION

- 1 MILE- 3,797
- 3 MILE- 108,011
- 5 MILE- 181,121



EMPLOYEES

- 1 MILE- 9,200
- 3 MILE- 62,311
- 5 MILE- 94,705



AVERAGE HHI

- 1 MILE- \$167,700
- 3 MILE- \$118,678
- 5 MILE- \$121,658



HOUSEHOLDS

- 1 MILE- 1,451
- 3 MILE- 41,702
- 5 MILE- 70,109



GRANITE RUN SQUARE
 PLATO'S CLOSET KFC Ritas
 PALM BEACH TAN

CHELSEA SQUARE
 weis chico's
 Talbots JPS.A.BANK

OVERLOOK TOWN CENTER
 CHIPOTLE BUFFALO WILD WINGS AT&T
 noodles SportClips DUCK DONUTS

HAWTHORNE CENTRE
 Walmart HOBBY LOBBY Panera
 MISSION BBQ five BEL'W

FRUITVILLE CROSSINGS
 Starbucks AspenDental FIVE GUYS

LANCASTER SC
 GIANT sweetFrog
 PRIMANTI BROS. Orangetheory FITNESS

at home
 DUNKIN'

CARMAX

Hilton Garden Inn

Planet fitness

PARKVIEW PLAZA
 TJ-maxx JOANN CRUNCH

PARK CITY MALL
 Boscovs Jcpenney KOHL'S
 BJs ROUND1 BONEFISH UFC GYM H&M
 LONGHORN STEAKHOUSE GRILL MICHAEL KORS
 RESTAURANT BREWHOUSE EXPRESS LUSH Apple

Penn Medicine
 Lancaster General Health

theVitamin Shoppe JARED
 LABOY The Galleria Of Jewelry

RED ROSE COMMONS
 weis PET SMART BEST BUY
 HomeGoods PartyCity
 PEPEBOYS Burlington
 BARNES&NOBLE

GOLDEN TRIANGLE SC
 Marshalls Staples
 DOLLAR TREE LAIFITNESS

SHOPPES AT BELMONT
 Target WHOLE FOODS MARKET DICK'S SPORTING GOODS ULTA
 Nordstrom rack
 P.F. CHANG'S Jersey Mike's
 Chick-fil-A CORELIFE EATERY FINE WINE & GOOD SPIRITS

THE CROSSINGS AT CONESTOGA CREEK
 Wegmans ETHAN ALLEN Starbucks
 CINEMAS pure barre
 FIRST WATCH THE DAYTIME CAFE MILLER'S ALE-HOUSE

Site



MARKET AERIAL



Bennett Williams

COMMERCIAL REAL ESTATE

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

EXTON OFFICE:

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

WEST CHESTER OFFICE:

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

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
State College, PA 16803

NEW JERSEY OFFICE:

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

LISTING AGENTS:



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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.

