

# REGENCY SQUARE

101 ROHRERSTOWN RD | LANCASTER, PA | 17603

±645-1,658 SF | FOR LEASE



Ashlee Lehman | Abe Khan | Francesco Conigliaro | Brad Rohrbaugh | Chad Stine  
For Lease Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



ACTIVE MEMBER OF:  
**RETAIL BROKERS**  
NETWORK

COMMERCIAL BROKERAGE. *Redefined.*



# REGENCY SQUARE

101 ROHRERSTOWN RD | LANCASTER, PA | 17603

± 645-1,658 SF  
FOR LEASE

## PROPERTY OVERVIEW

Regency Square is a neighborhood center that is anchored by Dollar Tree and Goodwill and has a mixed of strong national and local tenants. It's ideally located off the signalized intersection of Route 741 and Embassy Drive, within close proximity to this market's retail hub. Other nearby tenants include Lowe's, Community Aid, Aldi, and Lidl, just to name a few. Other benefits of this site include ample parking, easy access, and pylon signage off Embassy Drive. This is a great opportunity for local, regional, and national tenants who are looking for small space opportunity along the Rohrerstown Road corridor.



**POPULATION**  
3 MILE- 77,853  
5 MILE- 174,498  
7 MILE- 234,043



**EMPLOYEES**  
3 MILE- 44,662  
5 MILE- 84,980  
7 MILE- 109,608



**AVERAGE HHI**  
3 MILE- \$119,04  
5 MILE- \$115,878  
7 MILE- \$121,670



**HOUSEHOLDS**  
3 MILE- 31,647  
5 MILE- 66,882  
7 MILE- 91,024



Ashlee Lehman | Abe Khan | Francesco Conigliaro | Brad Rohrbaugh | Chad Stine  
For Lease Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



COMMERCIAL BROKERAGE. *Redefined.*



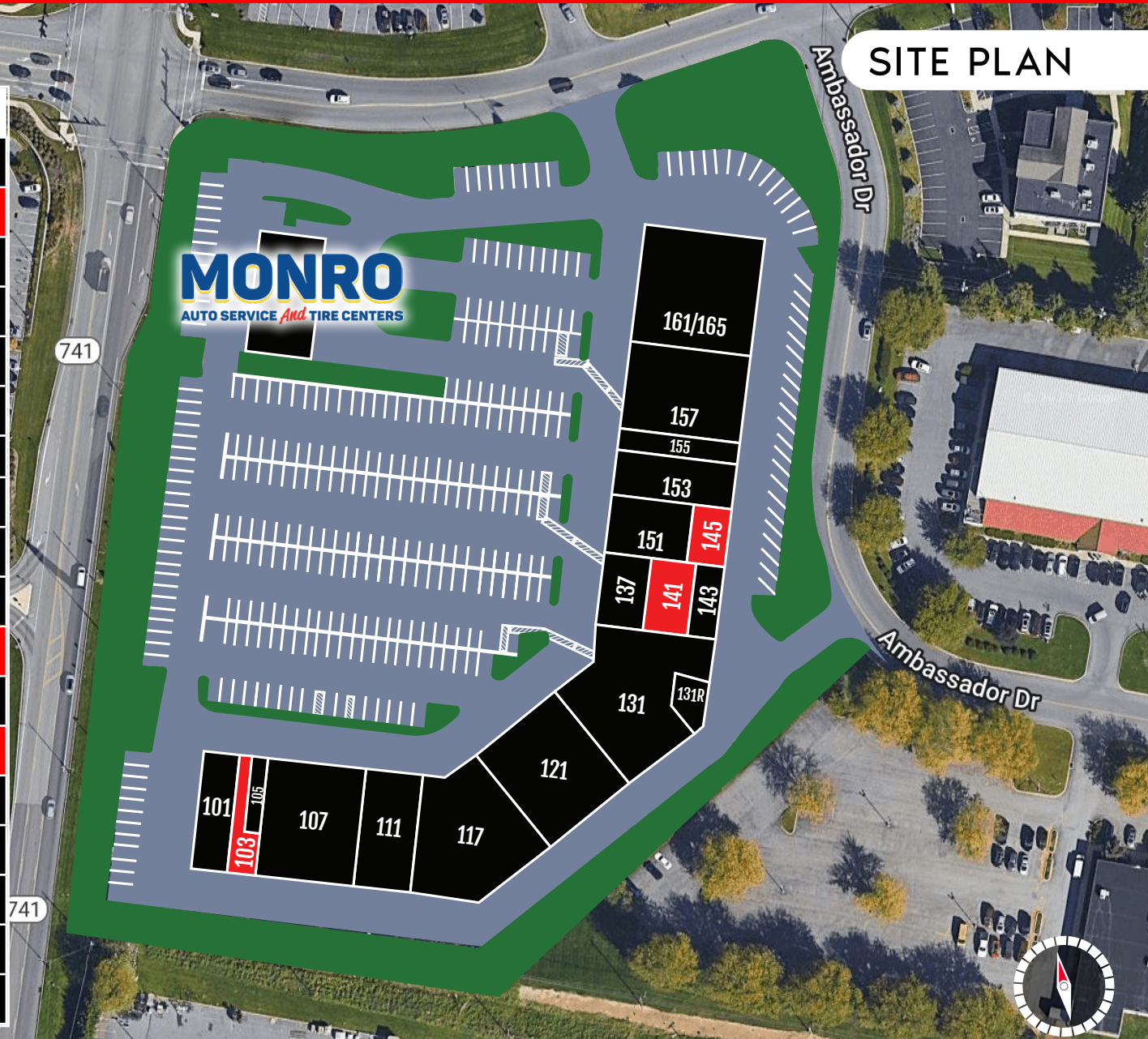
# REGENCY SQUARE

101 ROHRERSTOWN RD | LANCASTER, PA | 17603

±645-1,658 SF  
**FOR LEASE**

## SITE PLAN

SPACE	TENANT	SF
101	AT&T	1,600
103	AVAILABLE	1,658
105	Euphoria Spa	740
107	Ivy Rehab	6,000
111	Mimidi's Karate	4,000
117	Trek	5,640
121	Goodwill	9,720
131	PA Drivers License Center	5,290
131R	Storage	100
137	Little Caesar's	2,000
141	AVAILABLE	1,143
143	Kathy's Nails	857
145	AVAILABLE	645
151	Brimmer's License Service	1,940
153	US Post Office	2,430
155	Embroid Me	1,460
157	Okinii Sushi	3,888
161/165	Dollar Tree	9,860



Ashlee Lehman | Abe Khan | Francesco Conigliaro | Brad Rohrbaugh | Chad Stine  
For Lease Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



COMMERCIAL BROKERAGE. *Redefined.*



# REGENCY SQUARE

101 ROHRERSTOWN RD | LANCASTER, PA | 17603

±645-1,658 SF  
**FOR LEASE**

## MARKET OVERVIEW



Ashlee Lehman | Abe Khan | Francesco Conigliaro | Brad Rohrbaugh | Chad Stine  
For Lease Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



ACTIVE MEMBER OF:  
**RETAIL BROKERS NETWORK**

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:



### Ashlee Lehman

ALehman@bennettwilliams.com



### Abe Khan

Abe@bennettwilliams.com



### Francesco Conigliaro

FConigliaro@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.

