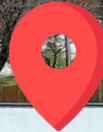


601 Estelle Drive

LANCASTER, PA | 17601



±64,000 VPD



±1,800 SF / ±0.40 AC
FOR SALE



Brad Rohrbaugh | Chad Stine | Greg Kile

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



COMMERCIAL BROKERAGE. *Redefined.*

601 Estelle Drive

LANCASTER, PA | 17601

±1,800 SF / ±0.40 AC

FOR SALE

PROPERTY OVERVIEW

601 Estelle Drive is a 0.40 Acre opportunity with an 1,800 square-foot building on the property. The property is ideally located off of Centerville Road in Lancaster, Pa., one of the busiest and growing stretches of roadway in the Lancaster market. This property presents a great opportunity for anyone looking to open a professional or medical office in the Lancaster market near Centerville Road, which sees over 18,000 vehicles per day and in close proximity to Route 30 (64,000 VPD).



POPULATION

3 MILE- 47,193
5 MILE- 133,804
7 MILE- 228,024



EMPLOYEES

3 MILE- 26,129
5 MILE- 72,628
7 MILE- 104,018



AVERAGE HHI

3 MILE- \$133,058
5 MILE- \$118,506
7 MILE- \$117,957



HOUSEHOLDS

3 MILE- 19,446
5 MILE- 52,525
7 MILE- 88,343



CENTERVILLE RD : ±18,000 VPD
RT 30: ±64,000 VPD

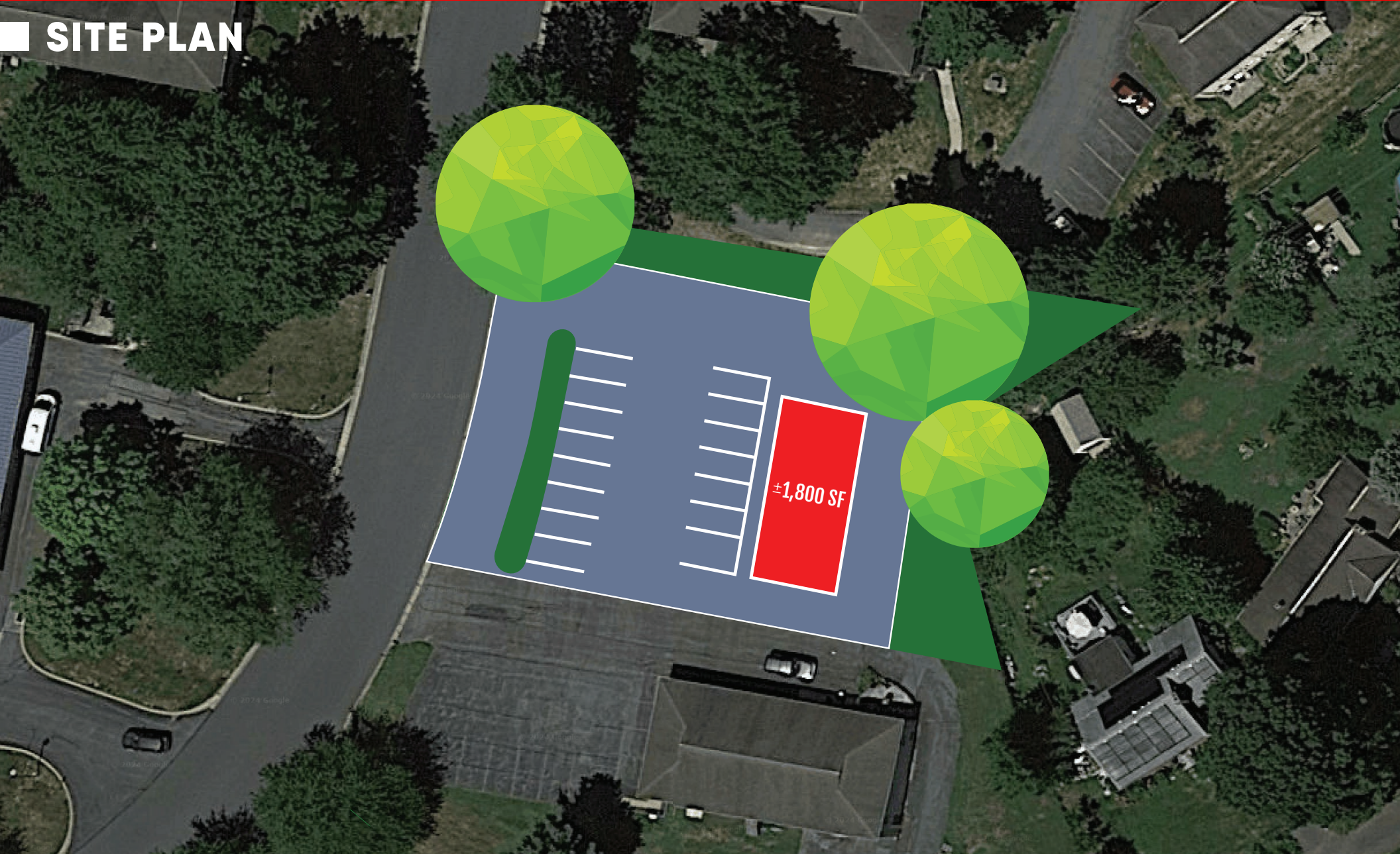
601 Estelle Drive

LANCASTER, PA | 17601

±1,800 SF / ±0.40 AC

FOR SALE

SITE PLAN



601 Estelle Drive

LANCASTER, PA | 17601

±1,800 SF / ±0.40 AC

FOR SALE

MARKET OVERVIEW



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

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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INVESTMENT
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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.

