

KELLER AVENUE DEVELOPMENT

30 KELLER AVE | LANCASTER, PA | 17601



PARCEL D
±2.69 ACRES

PARCEL A
±1.00 ACRES

PARCEL B
±1.02 ACRES

PARCEL C
±1.65 ACRES

PENNDOT PARKING LOT
±3.67 ACRES

±22,000 VPD

**±10.7 ACRES
FOR SALE**

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PROPERTY OVERVIEW

- ±10.7 Acres bordering the tracks of the newly renovated Lancaster Amtrak Station, the property is located near urban renewal taking place in Lancaster City's northwest sector
- Proposed new PennDOT Parking with cross-walk to train station
- Four (4) parcels available; (A) 1.00 Acre, (B) 1.02 Acres, (C) 1.65 Acres, (D) 2.69 Acres
- Walking distance to Lancaster Stockyard's Restaurant and office campus, Clipper Baseball Stadium, F&M campus and soon-to-be built LGH Medical campus
- Located on the outskirts of Lancaster City in Manheim Township
- Zoning B4 = Business District with Zoning T6 = Urban Transition Overlay District



POPULATION

3 MILE- 113,899
5 MILE- 186,303
7 MILE- 248,028



EMPLOYEES

3 MILE- 62,167
5 MILE- 95,832
7 MILE- 120,310



AVERAGE HHI

3 MILE- \$109,405
5 MILE- \$121,277
7 MILE- \$122,983



HOUSEHOLDS

3 MILE- 44,340
5 MILE- 71,968
7 MILE- 96,208



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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

LISTING AGENTS:



Ashlee Lehman

ALehman@bennettwilliams.com



Brad Rohrbaugh

BRohrbaugh@bennettwilliams.com



Chad Stine

CStine@bennettwilliams.com

CONTACT US

717.843.5555 | www.bennettwilliams.com

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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.

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