

2134 MARIETTA AVENUE

LANCASTER, PA | 17603

±3,800 SF/0.80 AC
AVAILABLE

NEARBY
TENANTS

ROYAL
FARMS



FOR LEASE



Dave Nicholson | Brad Rohrbaugh | Chad Stine
For Lease Information: 717.843.5555 | Learn more online at www.bennettwilliams.com

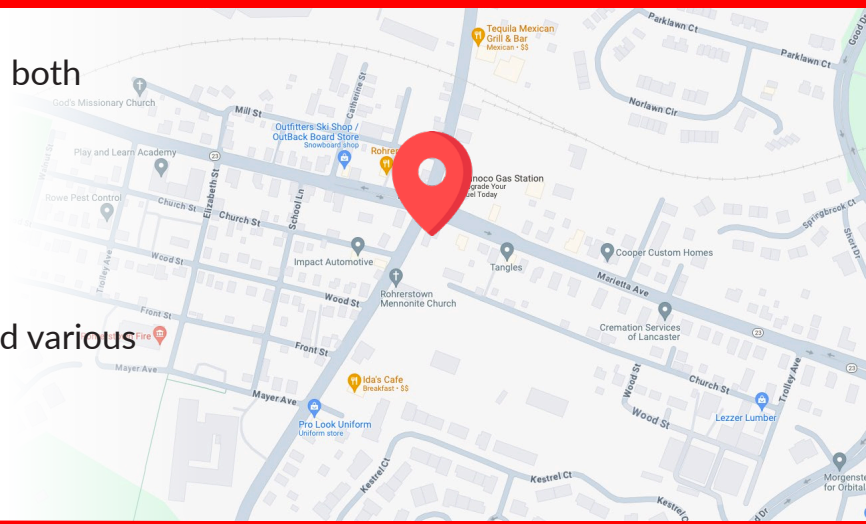
COMMERCIAL BROKERAGE *Redefined.*



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PROPERTY HIGHLIGHTS

- Corner location at a traffic-light-controlled intersection with access points from both Marietta Ave and Rohrerstown Road.
- Approximately 0.8 acres available for ground lease.
- Sufficient parking and an existing multi-lane drive-thru are already available.
- Excellent potential for a second-generation bank, a quick-service restaurant, and various other possibilities.
- Less than a five-minute drive from Lancaster General Hospital.



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MARIETTA AVE $\pm 9,000$ VPD

ROHRERSTOWN RD $\pm 22,000$ VPD



POPULATION
1 MILE- 19,482
3 MILE- 41,451
5 MILE- 142,687



EMPLOYEES
1 MILE- 7,036
3 MILE- 17,217
5 MILE- 45,524



AVERAGE HHI
1 MILE- \$191,147
3 MILE- \$174,108
5 MILE- \$123,773



HOUSEHOLDS
1 MILE- 7,038
3 MILE- 15,614
5 MILE- 54,595

MARKET AERIAL

2134 MARIETTA AVE
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Centerville Square

- GIANT
- DUNKIN'
- MOE'S SOUTHWEST GRILL
- Friendly's
- FIVE GUYS BURGERS and FRIES
- tropical SMOOTHIE CAFE
- FINE WINE & GOOD SPIRITS
- GNC LIVE WELL

GROCERY OUTLET
bargain market

Urban Air
FITNESS

Site

DUTCH APPLE
DINNER THEATRE

McDonald's

Northwest

SUBWAY **ISAAC'S**

Lime Spring Square

- ALDI
- Starbucks
- Panera BREAD
- MOD
- BURGER KING
- WORLD'S FINEST BREAD
- FIREHOUSE SUBS
- FOUNDED BY FIREMEN
- CHIPOTLE MEXICAN GRILL

Bob Evans

CANDLEWOOD SUITES

BJS

Orangetheory FITNESS

Regency Square

- goodwill
- DOLLAR TREE
- Little Caesars
- MONRO
- edible
- Aaron's

DOLLAR GENERAL

SHEETZ

PNC BANK

First National Bank

LIDL **DQ**

Pizza Hut

AROOGA'S

Lincoln Plaza

- LOWE'S
- MATTRESS FIRM
- CommunityAid

CVS pharmacy

PAPA JOHN'S
Better Ingredients. Better Pizza.

DUNKIN'



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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

WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310
Williamsport, PA 17701

NEW JERSEY OFFICE:

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

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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

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.

