

— 120 —

NORTH POINTE BLVD

LANCASTER, PA | 17601

OUTBACK
STEAKHOUSE®

CARRABBA'S
ITALIAN GRILL®



Chesterbrook
Academy®

±700 SF
FOR LEASE



Brad Rohrbaugh | Chad Stine

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



ACTIVE MEMBER OF:

RETAIL BROKERS
NETWORK

COMMERCIAL BROKERAGE. *Redefined.*

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PROPERTY OVERVIEW

- 3-Story class "A" office building, ideally located at the signalized intersection of U.S. Route 30 & Route 272 (Oregon Pike).
- This professional office building has parking for 114, with dynamic growth in the immediate area that includes office, restaurants and residential neighborhoods



OREGON PIKE: ±16,000 VPD
RT 30: ±50,000 VPD



POPULATION

3 MILE- 107,168
5 MILE- 180,161
7 MILE- 256,247



EMPLOYEES

3 MILE- 60,382
5 MILE- 95,871
7 MILE- 124,936



AVERAGE HHI

3 MILE- \$114,733
5 MILE- \$120,880
7 MILE- \$122,591



HOUSEHOLDS

3 MILE- 41,289
5 MILE- 70,029
7 MILE- 99,458



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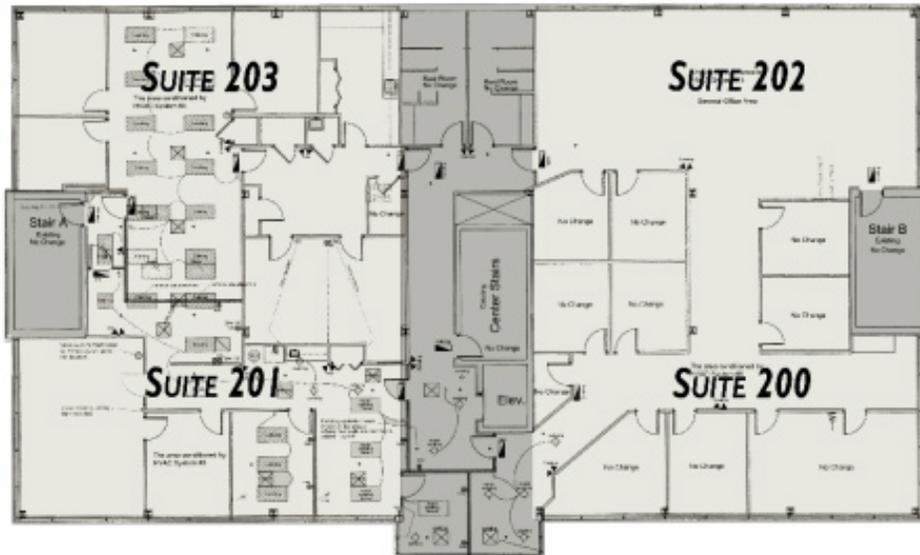
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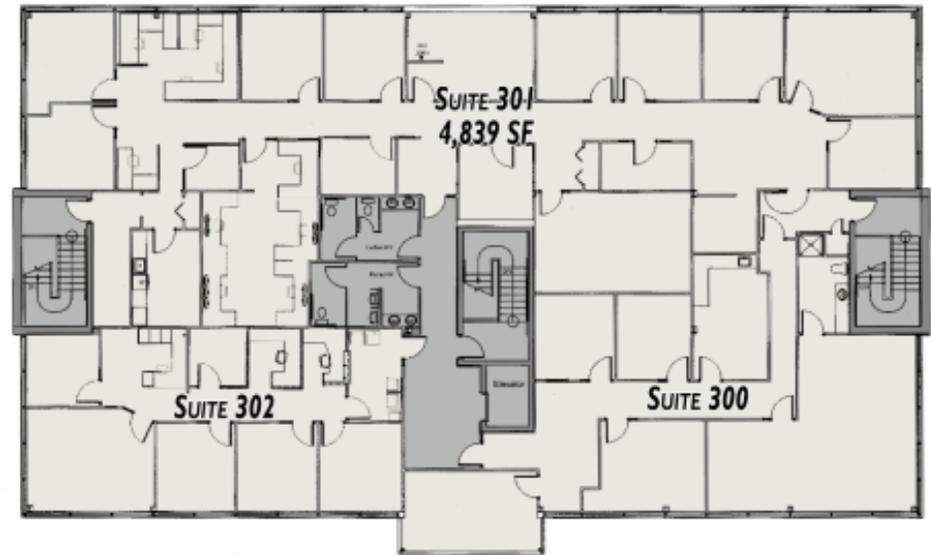


FIRST FLOOR

Tenant Roster		
SPACE	TENANT	AREA (SF)
100	WELLS FARGO	5,510
101	HORST & SONS, INC	2,532
102	AVAILABLE	700
200-202	GATEWAY REALTY, INC.	4,332
201	DEERIN COMPANIES	2,492
203	HF LENZ	1,872
300	HERSHEY FINANCIAL	2,294
301	PARAMOUNT REALTY	4,839
302	HERSHEY FINANCIAL	1,607



SECOND FLOOR



THIRD FLOOR

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NEARBY RETAIL



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MARKET OVERVIEW



Site

Wegmans

JACK WILLIAMS
Pet & Kids Service Center

CVS
pharmacy

COSTCO
WHOLESALE

PITNEY ROAD PLAZA
LOWE'S MATTRESS Warehouse
BOB'S DISCOUNT FURNITURE

PARK CITY MALL
Boscov's JCPenney KOHL'S
ROUND 1 BONEFISH GRILL UFC GYM
BJ's LONGHORN STEAKHOUSE LUSH APPLE H&M
RESTAURANT STEAKHOUSE EXPRESS FRESH HANDMADE COSMETICS MICHAEL KORS

RED ROSE COMMONS
THE HOME DEPOT weis =PEPBOYS=
BARNES & NOBLE PETSMART
OfficeMax Party City Burlington
HomeGoods OLD NAVY BEST BUY

GOLDEN TRIANGLE SC
Marshalls DOLLAR TREE
Advance Auto Parts Staples
Great Clips AMERICAN FREIGHT FURNITURE - MATTRESS

SHEETZ

McDonald's

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:



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CONTACT US

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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 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.

