

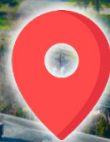
— 120 —

# NORTH POINTE BLVD

LANCASTER, PA | 17601

**OUTBACK**  
STEAKHOUSE®

**CARRABBA'S**  
ITALIAN GRILL®



Chesterbrook  
Academy®

**FULLY  
LEASED**



Brad Rohrbaugh | Chad Stine

For More Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



ACTIVE MEMBER OF:

**RETAIL** BROKERS  
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COMMERCIAL BROKERAGE. *Redefined.*

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FULLY  
LEASED

## 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

# 120 NORTH POINTE BLVD

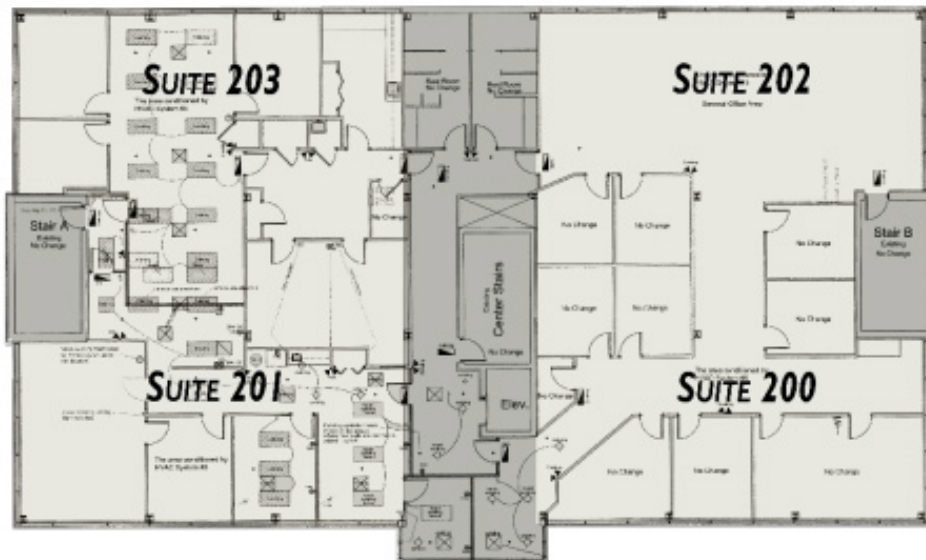
LANCASTER, PA | 17601

FULLY  
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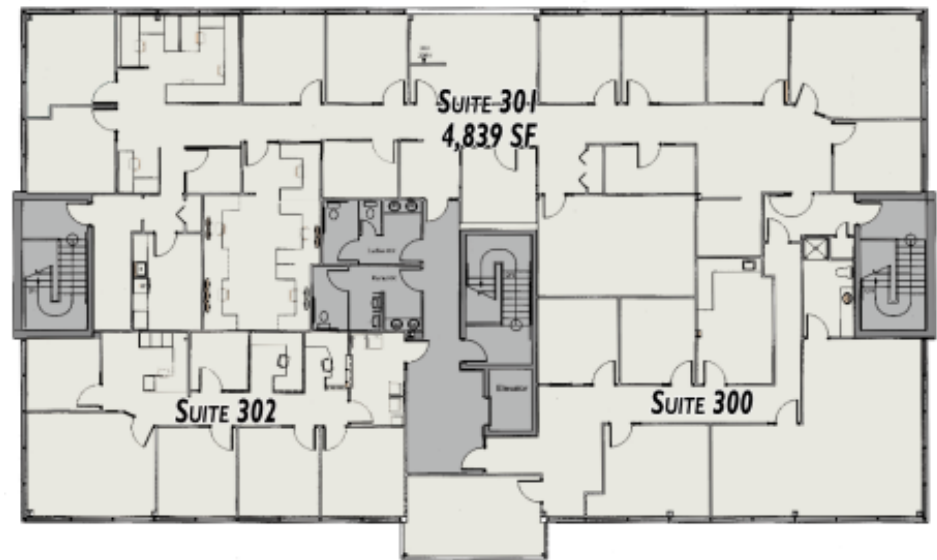


**FIRST FLOOR**

Tenant Roster		
SPACE	TENANT	AREA (SF)
100	WELLS FARGO	5,510
101	HORST & SONS, INC	2,532
102	LEASED	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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FULLY  
**LEASED**

## NEARBY RETAIL



# 120 NORTH POINTE BLVD

LANCASTER, PA | 17601

FULLY  
**LEASED**

## 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

### 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:



### Brad Rohrbaugh

BRohrbaugh@bennettwilliams.com



### Chad Stine

CStine@bennettwilliams.com

## CONTACT US

717.843.5555 | [www.bennettwilliams.com](http://www.bennettwilliams.com)

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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.

