# 120 NORTH POINTE BLVD

LANCASTER, PA 17601 • MANHEIM TOWNSHIP




## LANCASTER COUNTY | OFFICE BUILDING *FOR LEASE*


**BRAD ROHRBAUGH | CHAD STINE**

FOR LEASING INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT WWW.BENNETTWILLIAMS.COM



ACTIVE MEMBER OF: RETAIL BROKERS NETWORK

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# PROPERTY HIGHLIGHTS

- 2ND Floor ±4,370 SF (sub-dividable to 1,845 SF & 2,525 SF) Class A Office Building
- Centralized Manheim Township location with immediate access to Routes 30, 283, 222, Oregon Pike and Lititz Pike
- Possible signature signage available
- 114 parking spaces




| DEMOGRAPHICS | 3 MILE | 5 MILE | 7 MILE |
|---|---|---|---|
| POPULATION | 112,071 | 187,504 | 265,532 |
| EMPLOYEES | 64,254 | 102,807 | 134,803 |
| AVERAGE HHI | $118,248 | $126,627 | $126,937 |
| HOUSEHOLDS | 44,514 | 74,235 | 104,818 |





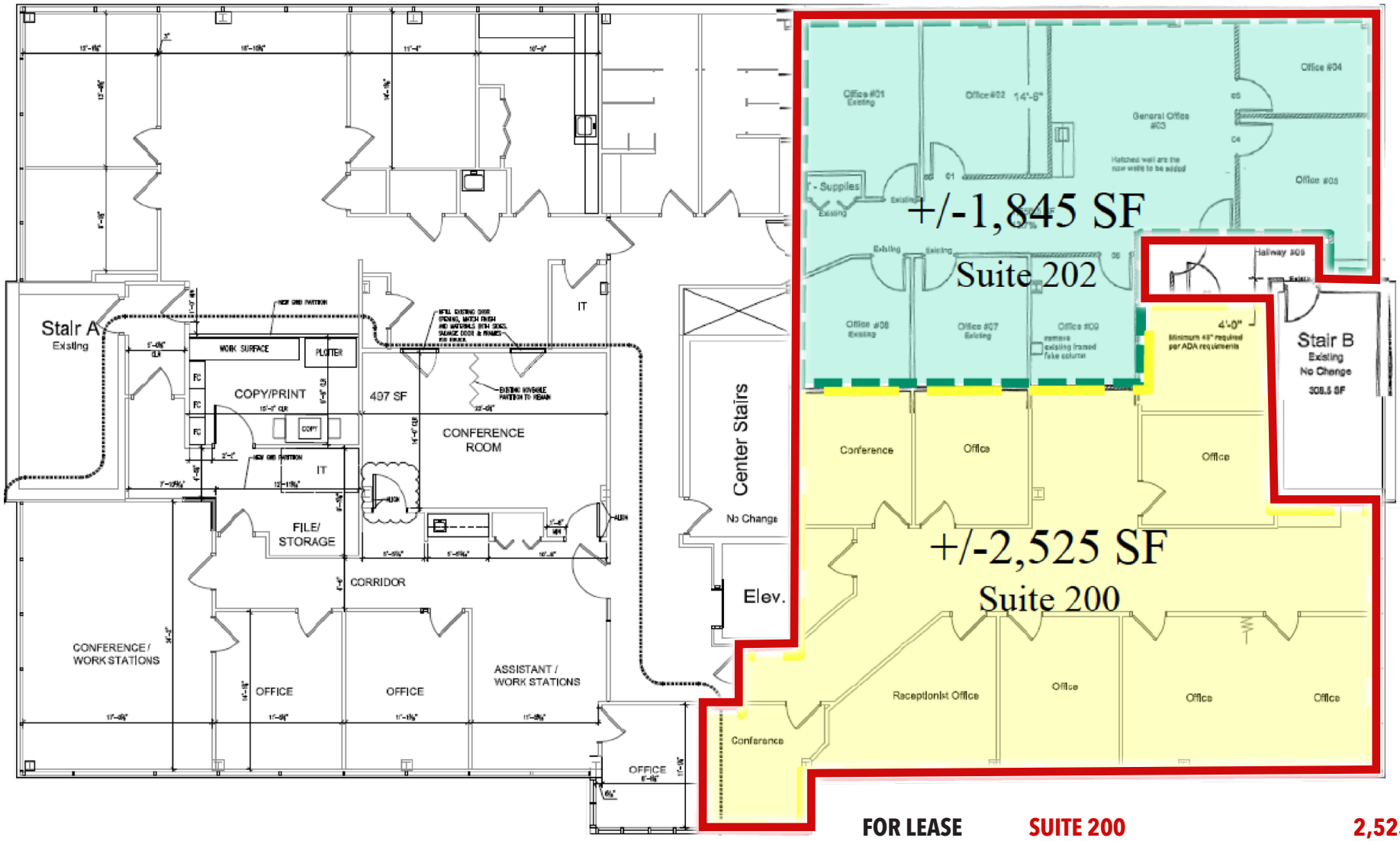





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# FLOOR PLAN - 2ND FLOOR




| | | |
|---|---|---|
| **FOR LEASE** | **SUITE 200** | **2,525 SF** |
| **FOR LEASE** | **SUITE 202** | **1,845 SF** |
| **FOR LEASE** | **SUITE 200 & 202 COMBINED** | **4,370 SF** |

# INTERIOR


















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# MARKET AERIAL




**RT 30/283**: ±150,000 VPD
**OREGON PIKE**: ±20,000 VPD


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# 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

***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

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.**

RETAIL BROKERS NETWORK

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