

# 109-113 BUTLER AVENUE

Lancaster, PA 17601

**FOR LEASE**  
**±3,300 SF AVAILABLE**



**SITE**

JOIN: **Concentra**

**BREWERS' OUTLET**

**CRAVINGS**

Thom's  
**BREAD**  
EST. 2012



BENNETT WILLIAMS COMMERCIAL REAL ESTATE | 717.843.5555



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**±3,300 SF RETAIL SPACE AVAILABLE | FOR LEASE**



## PROPERTY OVERVIEW

109-113 Butler Ave is a 22,117 square foot retail center conveniently positioned along Oregon Pike (Route 222 -12,533 VPD) in Lancaster, PA., with easy access to Route 30 (96,493 VPD). The center is easily accessible with multiple points of ingress/egress in one of the heaviest traveled roadways in the Lancaster market. The project also benefits from dense demographic numbers which include 70,204 households within a 5-mile radius, as well as an average household income of \$95,148.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	9,485	107,062	179,478
TOTAL EMPLOYEES	11,693	71,377	106,241
TOTAL HOUSEHOLDS	3,825	42,293	70,204
AVERAGE HHI	\$91,727	\$87,253	\$95,148



## Traffic Counts

- Route 30: ±96,493 VPD
- PA 501: ±21,685 VPD
- Oregon Pike (Rt 222): ±12,533 VPD



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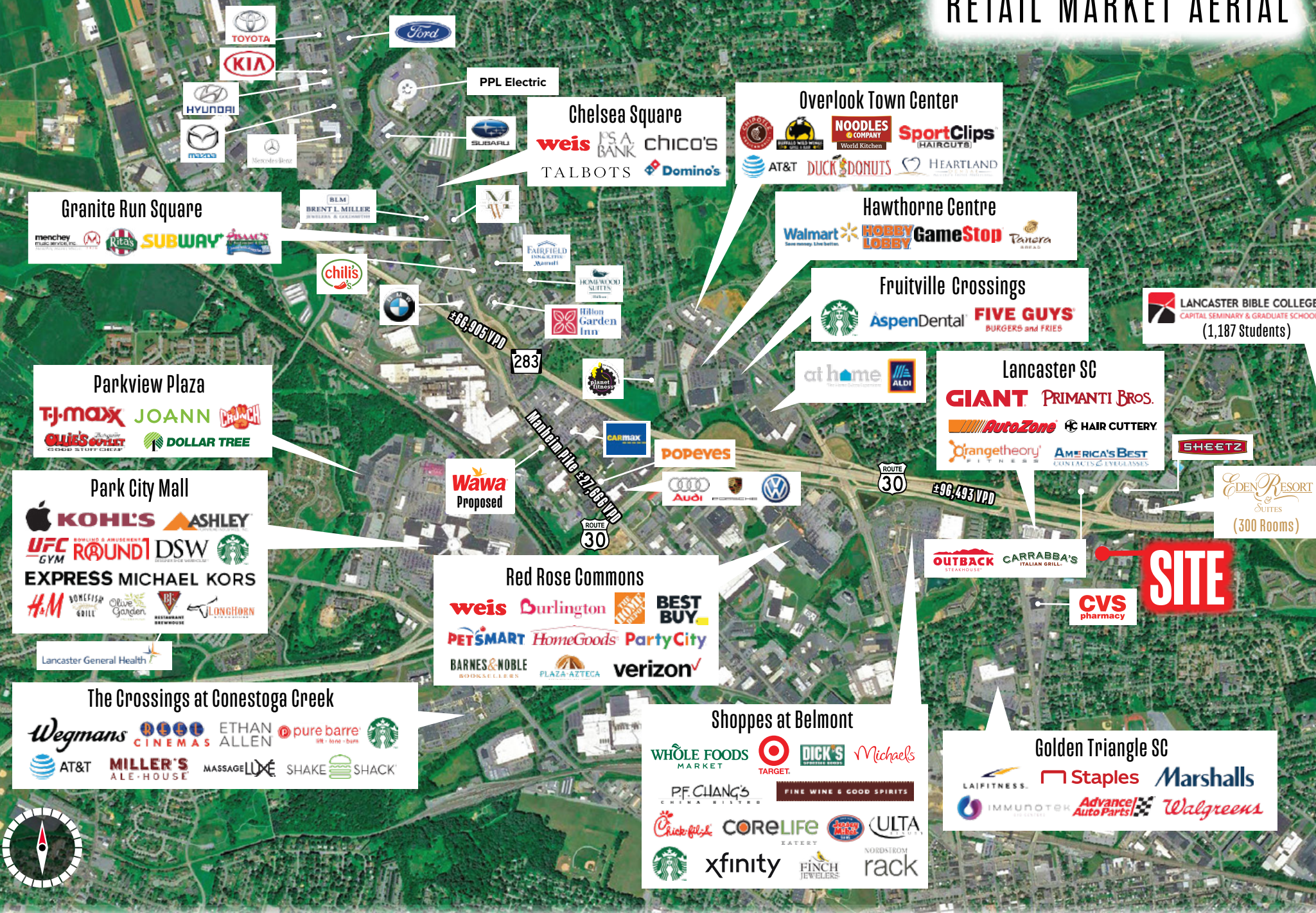
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# SITE PLAN OVERVIEW



UNIT	TENANT	AREA (SF)
1	Cravings Gourmet Deli 	1,850
2	Brewer's Outlet 	7,610
2B	AVAILABLE	3,300
3	Thom's Bread Bakery 	2,000
4	Concentra Urgent Care 	7,357
CENTER TOTAL		22,117

# RETAIL MARKET AERIAL





# ABOUT BENNETT WILLIAMS COMMERCIAL REAL ESTATE

## WE'VE GROWN IN **SIZE & REPUTATION**

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.

### LEASING AGENTS:



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### OUR OFFICE LOCATIONS:



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**LANCASTER OFFICE:**  
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**WILLIAMSPORT OFFICE:**  
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