

58 Keller Ave

LANCASTER, PA • 17601

Site

KELLER AVE ±6,000 VPD

±1,500 SF
First Floor For Lease



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



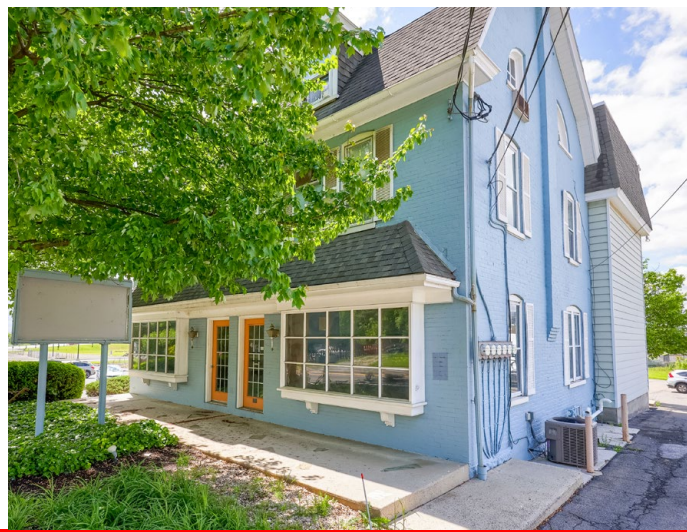
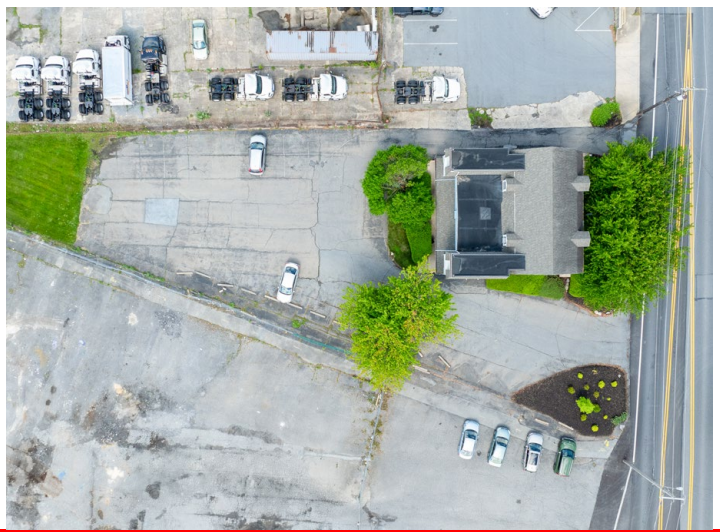
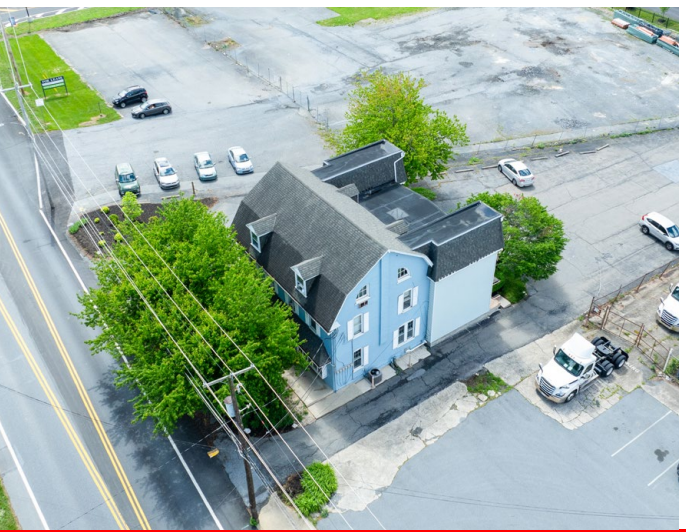
COMMERCIAL BROKERAGE. *Redefined.*



MILLER
TRANSPORTATION
GROUP

Property Overview

58 Keller Avenue is a 1,500 square foot free standing office building located just outside of downtown Lancaster. It is centrally positioned with easy access to Lititz Pike, Oregon Pike, and Route 30. Nearby you will find Clipper Magazine Stadium, Franklin and Marshall College, in addition to a dense mix of retail, residential and industrial users. 58 Keller Avenue is in Manheim Township and is zoned Business District B-4, which is permitted for uses that include, but not limited to financial institutions, community facilities, offices, medical, services, and retail. This site benefits from ample parking, exposure and visibility to the market, and easy access.



Lancaster General Health

ROSS ELEMENTARY SCHOOL



Demographics



POPULATION
1 MILE- 19,170
3 MILE- 117,543
5 MILE- 192,381



AVERAGE HHI
1 MILE- \$85,821
3 MILE- \$104,229
5 MILE- \$119,273



EMPLOYEES
1 MILE- 14,071
3 MILE- 61,840
5 MILE- 96,016



HOUSEHOLDS
1 MILE- 7,986
3 MILE- 46,748
5 MILE- 74,919

Traffic Counts



KELLER AVE - ±6,000 VPD



FRUITVILLE PIKE - ±20,000 VPD



LITITZ PIKE - ±26,000 VPD

Site



J&J HEATING AND COOLING, INC

MILLER TRANSPORTATION GROUP



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Market Aerial

CHELSEA SQUARE

weis chico's
Talbots JPS A BANK

THE SHOPPES AT BELMONT

DICK'S SPORTING GOODS ULTA WHOLE FOODS
NORDSTROM rack Michaels carter's
FINE WINE & GOOD SPIRITS MOD HARVEST

GRANITE RUN SQUARE

PLATO'S CLOSET KFC Ritas
TAYLOR CHIP

HAWTHORNE CENTRE

Walmart five BELOW
HOBBY LOBBY MISSION BBQ PANERA BREAD

PARKVIEW PLAZA

TJ-MAXX JOANN CLOUTIER

CARRABBA'S ITALIAN GRILL
OUTBACK STEAKHOUSE

LANCASTER SHOPPING CENTER

GIANT Advance Auto Parts
MST MEMBERS TR STARBUCKS PRIMANTI BROS.
TRUIST IH PET SUPPLIES PLUS.

PARK CITY MALL

Boscov's JCPenney KOHL'S
BOWLING & AMUSEMENT ROUND1 BONEFISH GRILL UFC GYM H&M
BJ'S RESTAURANT BREWHOUSE LONGHORN STEAKHOUSE EXPRESS LUSH MICHAEL KORS

RED ROSE COMMONS

THE HOME DEPOT weis PEPBOYS
BARNES & NOBLE PET SMART
OfficeMax PartyCity Burlington
HomeGoods OLD NAVY BEST BUY

CVS pharmacy

GOLDEN TRIANGLE SC

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

PITNEY ROAD PLAZA

LOWE'S MATTRESS Warehouse
BOB'S FURNITURE DISCOUNT

COSTCO WHOLESALE

Site

McDonald's

SHEETZ

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

WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310
Williamsport, PA 17701

WEST CHESTER OFFICE:

107 E Chestnut St, Suite 107
West Chester, PA 19380

NEW JERSEY OFFICE:

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

LISTING AGENTS:



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TENANT
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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.

