

# 58 Keller Ave

LANCASTER, PA • 17601

Site

KELLER AVE ±6,000 VPD

±1,500 SF  
*For Lease*



Cait Courtney | Brad Rohrbaugh | Chad Stine  
For Lease Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



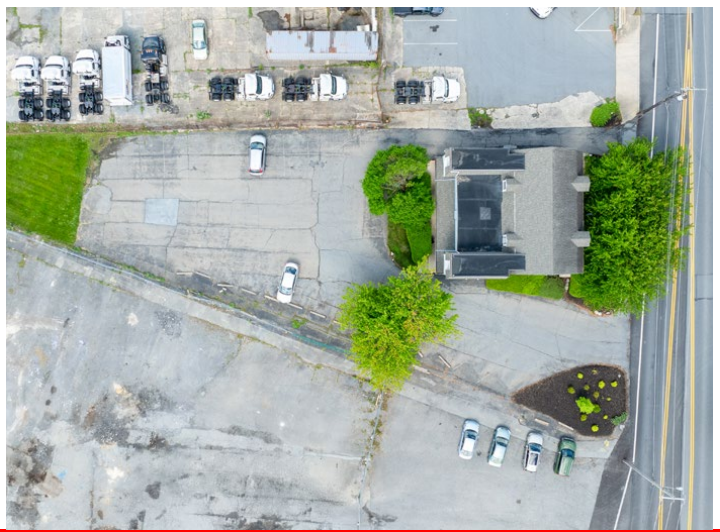
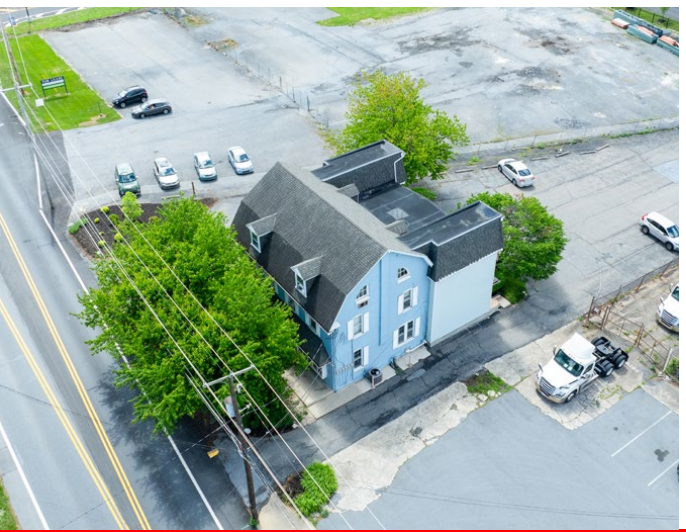
COMMERCIAL BROKERAGE. *Redefined.*



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*

MILLER TRANSPORTATION GROUP

J&J HEATING AND COOLING, INC

# Market Aerial

**CHELSEA SQUARE**

weis chico's  
Talbots J.P.S.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**

PLATOS CLOSET KFC Ritas  
TAYLOR CHIP

**HAWTHORNE CENTRE**

Walmart five BELOW  
HOBBY LOBBY MISSION BBQ Panera BREAD

**PARKVIEW PLAZA**

T.J-maxx JOANN

CARRABBA'S ITALIAN GRILL  
OUTBACK STEAKHOUSE

**LANCASTER SHOPPING CENTER**

GIANT Advance Auto Parts  
M<sup>ST</sup> MEMBERS TRUIST Starbucks PRIMANTI BROS.  
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 Durlington  
HomeGoods OLD NAVY BEST BUY

JACK WILLIAMS Hair & Nail Center

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

McDonald's

SHEETZ

Site

# 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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### Chad Stine

CStine@bennettwilliams.com

## CONTACT US

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## 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.

