

# 2080 LINCOLN HWY EAST

LANCASTER, PA • 17602

**SITE**



**±33,000 SF AVAILABLE**

**FOR SALE/LEASE**

**±36,000 UPD**



**BILL HESS | BRAD ROHRBAUGH | CHAD STINE**

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

COMMERCIAL BROKERAGE *Redefined.*

# PROPERTY OVERVIEW

2080 LINCOLN HIGHWAY EAST | LANCASTER, PA | 17602

Seize the opportunity to establish your business in a highly visible and strategically located retail space on the bustling Lincoln Highway East. This former Pep Boys building offers an exceptional purchase or leasing opportunity for businesses looking to benefit from high traffic volumes and prominent exposure.

- 33,000sf building that can be demised
- Free standing building with over 100 parking space on site
- High visibility location with Over 35,000VPD
- Excellent signage capabilities
- Former occupied Pep Boys, a well established auto service and retail chain

±33,000 SF AVAILABLE  
**FOR SALE/LEASE**

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	36,240	142,656	209,150
TOTAL EMPLOYEES	20,472	68,358	96,730
AVERAGE HHI	\$104,745	\$107,605	\$111,984
TOTAL HOUSEHOLDS	13,479	55,519	80,615
<b>TRAFFIC COUNTS:</b> LINCOLN HWY E: ±42,000 VPD			



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# NEARBY PLACER.AI STATS



**SITE**

**Gabe's**  
577.3K VISITS  
\$9.4M IN SALES  
WITHIN THE LAST YEAR

**HOBBY LOBBY**

**HARBOR FREIGHT**  
QUALITY TOOLS LOWEST PRICES  
460K VISITS  
\$11.1M IN SALES  
WITHIN THE LAST YEAR

**Burlington**  
356.7K VISITS  
\$11M IN SALES  
WITHIN THE LAST YEAR

**OLLIE'S**  
GOOD STUFF CHEAP  
331K VISITS  
\$5.5M IN SALES  
WITHIN THE LAST YEAR

**Walmart**  
3.2M VISITS  
\$88M IN SALES  
WITHIN THE LAST YEAR

**DOLLAR TREE**  
307.3K VISITS  
\$2.6M IN SALES  
WITHIN THE LAST YEAR

**RED LOBSTER**  
FRESH FISH - LIVE LOBSTER  
161.4K VISITS  
\$4.8M IN SALES  
WITHIN THE LAST YEAR

**FIVE GUYS**  
BURGERS and FRIES  
79.6K VISITS  
\$1.8M IN SALES  
WITHIN THE LAST YEAR

**McDonald's**  
546.4K VISITS  
\$4.6M IN SALES  
WITHIN THE LAST YEAR

#36,000 VPD



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# MARKET AERIAL

## EAST TOWNE CENTRE

**Gabe's** **OLLIE'S OUTLET** Bargain GOOD STUFF CHEAP  
**Burlington FIVE GUYS** BURGERS and FRIES  
**DOLLAR TREE** **Red Lobster**  
**HARBOR FREIGHT TOOLS** **McDonald's**  
 Quality Tools at Ridiculously Low Prices

**MIDAS** **SITE**  
**First National Bank** **6**  
**Econo Lodge**  
**at&t**

**Walmart** **DUNKIN'**  
**WINGATE BY WYNDHAM** **Friendly's**  
**Wawa** **Starbucks**

### TANGER OUTLETS

**Nike Factory Store** **OLD NAVY** **west elm**  
**Eddie Bauer** **J.CREW** **THE NORTH FACE**  
**POTTERY BARN**  
**MICHAEL KORS** **H&M** **UNDER ARMOUR** **FAMOUS footwear**  
**RALPH LAUREN** **GAP**  
**Columbia Sportswear Company** **vineyard vines**

### MILL CREEK SQUARE

**ALDI** **Staples** **petco** where the healthy pets go  
**Christmas Tree Shops** **and That!**  
**ROSS DRESS FOR LESS** **BED BATH & BEYOND** **FINE WINE & GOOD SPIRITS**

### COVERED BRIDGE MKTP

**PETSMART** **Panera BREAD**  
**GameStop** **cicis**  
**cricket wireless** **ILERA HEALTHCARE**  
 A TEMASCENDING COMPANY

### LINCOLN SQUARE

**adidas** **DXL BIG + TALL** **DOLLAR TREE**  
**Mobile** **Waffle House**

### THE SHOPS @ ROCKVALE

**Crate&Barrel** **carter's** **Disney** **FAMOUS footwear**  
**RACK ROOM SHOES** **KIRKLAND'S Home Decor Gifts & More** **ORVIS**  
**LOFT** **ANN TAYLOR** **Olive Garden ITALIAN KITCHEN** **BURGER KING** **THE CHILDREN'S PLACE**  
**Rainbow** **LANE BRYANT** **GYMBOREE**  
**KFC** **QDOBA maurices** **Comfort INN** **BB&T** **LONG JOHN SILVERS**

# Bennett Williams

COMMERCIAL REAL ESTATE

## OUR LOCATIONS:

### YORK OFFICE:

3528 Concord Rd.  
York, PA 17402

### EXTON OFFICE:

1 E. Uwchlan Ave.  
Suite 409, Exton, PA 19341

### WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1  
West Chester, PA 19380

### LANCASTER OFFICE:

150 Farmington Lane, Suite 201  
Lancaster, PA 17601

### 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:



### BILL HESS

BHess@bennettwilliams.com



### 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

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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.

