

1521 OREGON PIKE

LANCASTER, PA (MANHEIM TOWNSHIP) | 17601

For Lease

±3,554 SF



Ashlee Lehman | Brad Rohrbaugh | Chad Stine

For Lease Information: 717.843.5555 | Learn more online at www.bennettwilliams.com

ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK

COMMERCIAL BROKERAGE *Redefined.*

Property Overview

1521 Oregon Pike is a 3,554 square-foot former Friendly's building that sits on 1.05 acres of land in Lancaster, PA. This site is ideally positioned on one of the market's main corridors that travels north to south with easy access to Lititz Pike and Route 30. Oregon Pike is known for being one of the strongest retail corridors in the area with tenants like Giant, Planet Fitness, AutoZone, Primanti Bros., and Monro Auto. This is a great opportunity for a retail, restaurant, or medical user who has been looking to break into this growing market to either ground lease or retrofit the existing structure. Nearby daily drivers include Historical Downtown Lancaster, Franklin and Marshall College, Clipper Magazine Stadium, and the strong number of employees and residents in the surrounding area.



POPULATION

3 MILE- 112,423
5 MILE- 187,736
7 MILE- 259,387



EMPLOYEES

3 MILE- 60,998
5 MILE- 95,594
7 MILE- 122,362



AVERAGE HHI

3 MILE- \$104,868
5 MILE- \$117,578
7 MILE- \$119,959



HOUSEHOLDS

3 MILE- 44,613
5 MILE- 73,623
7 MILE- 101,498



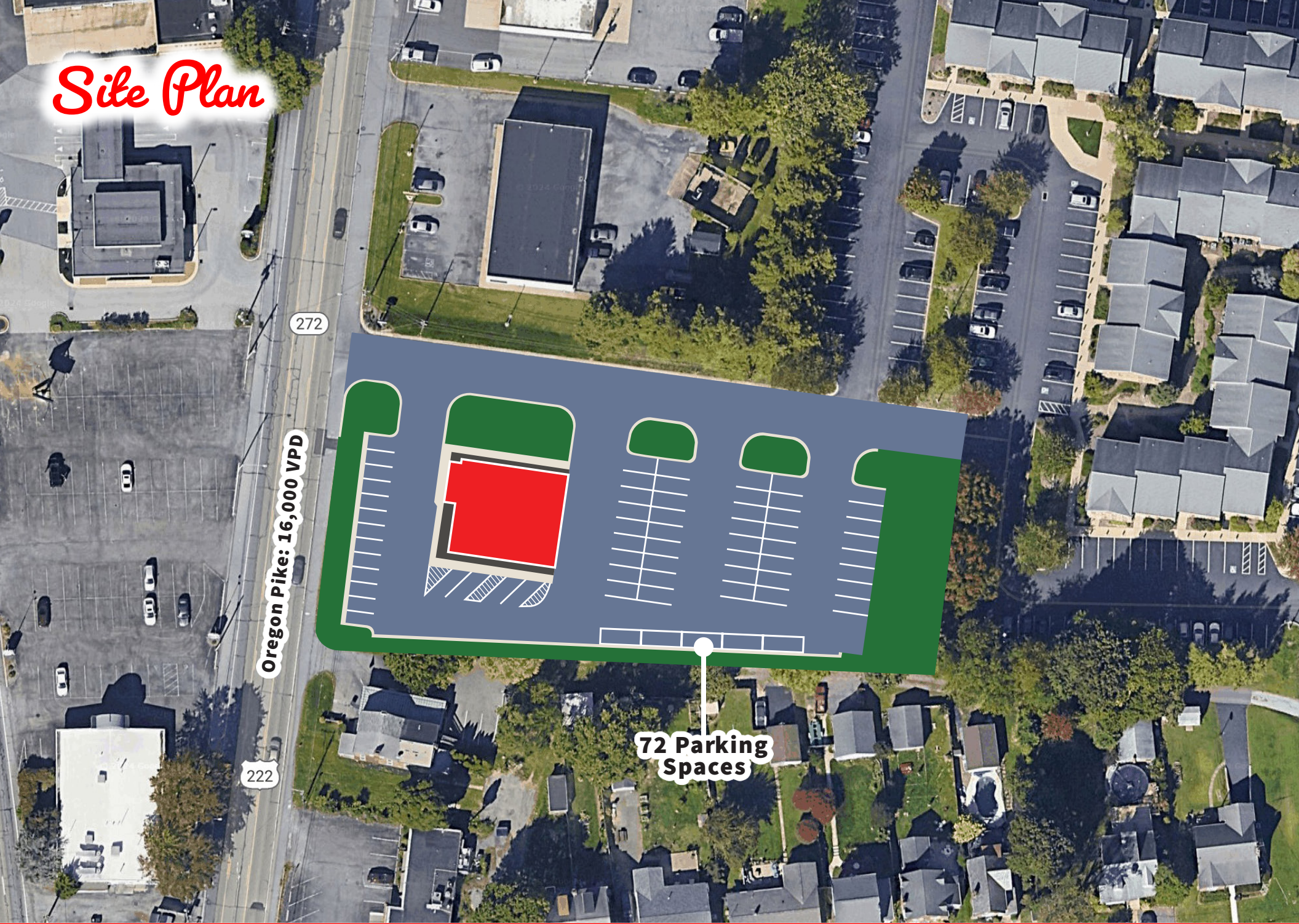
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Site Plan



Oregon Pike: 16,000 VPD

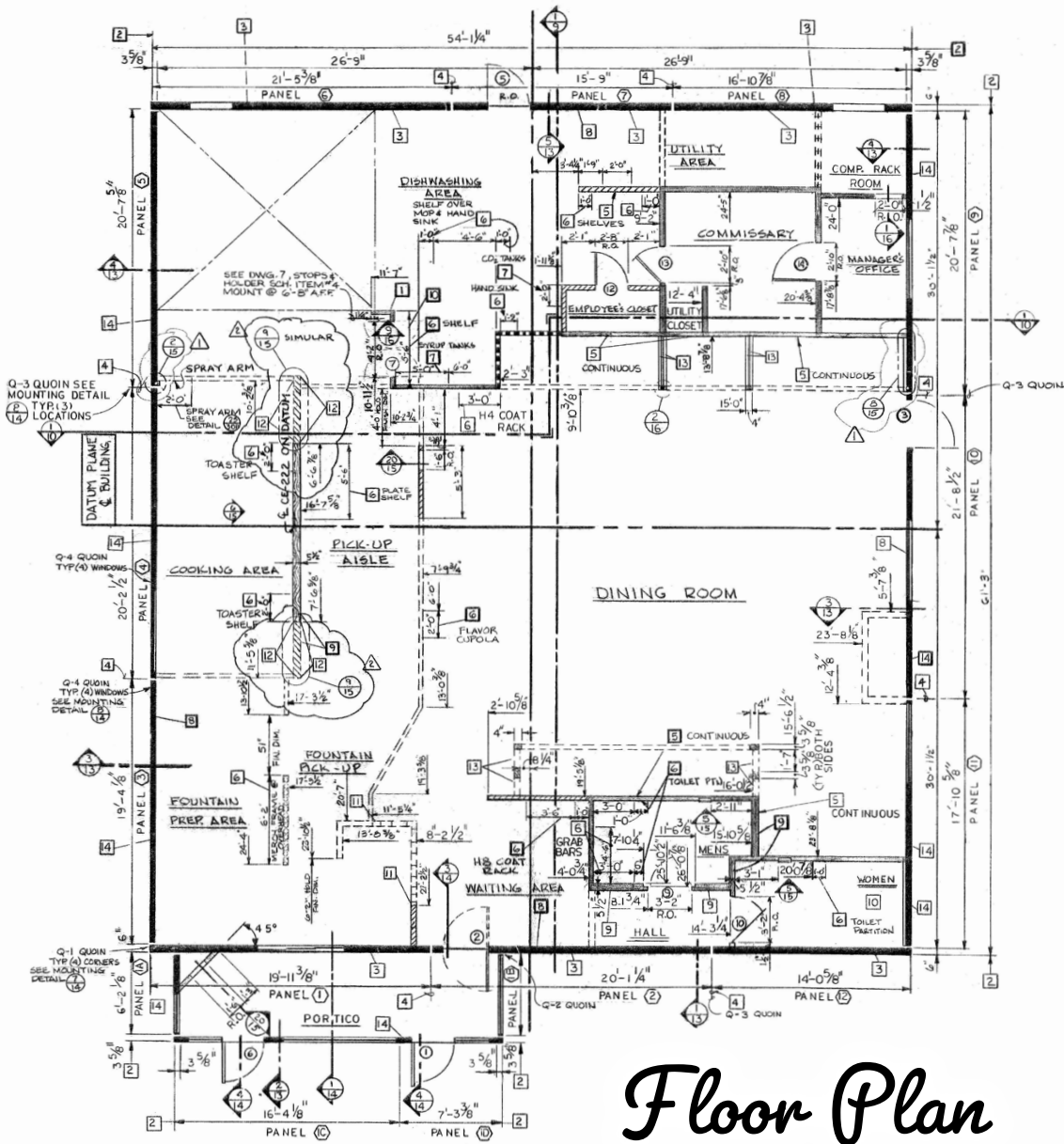
72 Parking Spaces



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Floor Plan



Zoned: B-3 (Business District)

Traffic Counts

OREGON PIKE: 16,000 VPD | LITITZ PIKE: 26,000 VPD | US ROUTE 30: 97,000 VPD



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Market Overview



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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 Park, Suite 205
State College, PA 16803

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

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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.

