

1310 Marshall Ave

LANCASTER, PA • 17601



PROPERTY HIGHLIGHTS

- 11,500 sf of Class A office space in business park setting in the City of Lancaster
- Parking lot with space for approx. 65 cars plus street parking
- LEED Silver Certified building designed with sustainability and energy efficiency in mind
- Easy access from Route 30, Route 283, Route 222, Oregon Pike, and Lititz Pike
- Close proximity to Lancaster Amtrak and many shopping and dining destinations
- Potential for building to be expanded

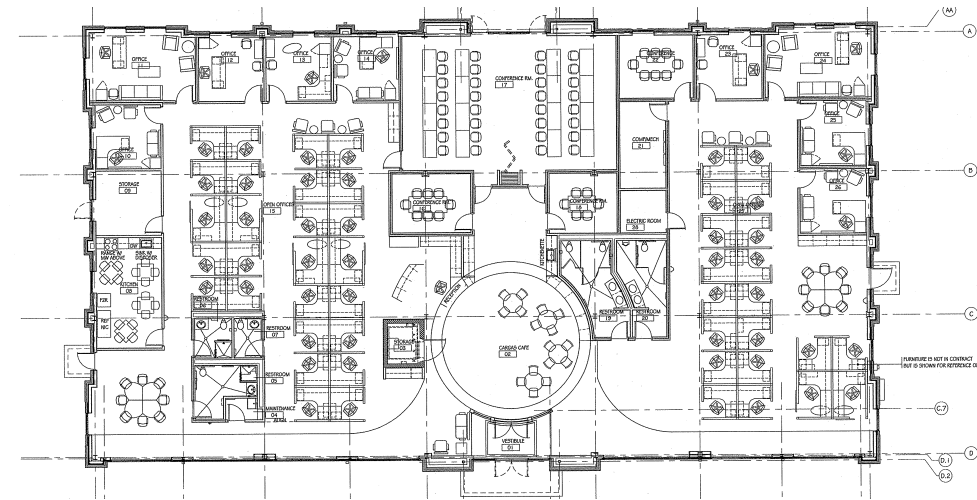
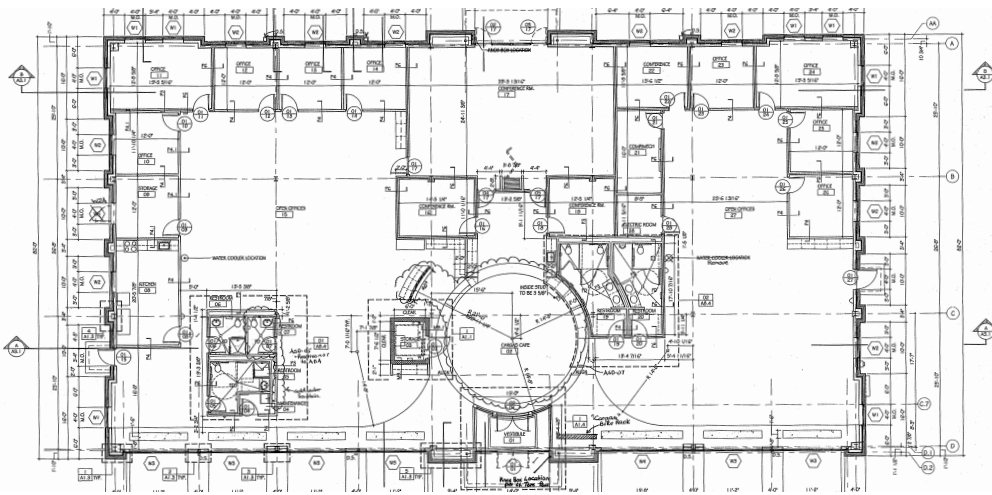
**±11,500 SF OFFICE
FOR LEASE**



JEFFREY HERR | JEFF HERR

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

COMMERCIAL BROKERAGE. *Redefined.*



DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
POPULATION	114,745	189,903	333,582
TOTAL EMPLOYEES	60,734	94,041	145,031
AVERAGE HHI	\$102,980	\$117,453	\$117,048
TOTAL HOUSEHOLDS	45,579	73,923	129,708

MARKET AERIAL

CHELSEA SQUARE

weis chico's
Talbots JPS.A.BANK

GRANITE RUN SQUARE

PLATOS CLOSET TAYLOR CHIP
KFC Ritas

PARKVIEW PLAZA

TJ-MAXX JOANN

HAWTHORNE CENTRE

Walmart five BELOW
MISSION BBQ Panera BREAD
HOBBY LOBBY

THE SHOPPES AT BELMONT

DICK'S SPORTING GOODS ULTA WHOLE FOODS MARKET
rack Michaels carter's
MOD HARVEST

CARRABBA'S ITALIAN GRILL
OUTBACK STEAKHOUSE

LANCASTER SC

GIANT Advance Auto Parts
M MEMBERS STARBUCKS PRIMANTI BROS.
TRUIST PET SUPPLIES PLUS

CVS pharmacy
JACK WILLIAMS

PITNEY ROAD PLAZA

LOWE'S MATTRESS Warehouse
BOB'S FURNITURE DISCOUNT

PARK CITY MALL

Boscov's JCPenney KOHL'S
BJ's ROUND1 BONEFISH GRILL LUSH MICHAEL KORS
RESTAURANT BREWHOUSE EXPRESS LONGHORN STEAKHOUSE LUSH FRESH HANDMADE COSMETICS

RED ROSE COMMONS

weis PEPBOYS
BARNES & NOBLE PETS MART
OfficeMax Party City Burlington
HomeGoods OLD NAVY BEST BUY

GOLDEN TRIANGLE SC

Marshall's DOLLAR TREE
Advance Auto Parts Staples
Great Clips AMERICAN FREIGHT FURNITURE - MATTRESS

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

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
State College, PA 16803

WEST CHESTER OFFICE:

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

NEW JERSEY OFFICE:

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

LISTING AGENTS:



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CONTACT US

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REPRESENTATION

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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.

