

1748 COLUMBIA AVE

LANCASTER, PA • 17554



±2,200 SF, ±1,520 SF OR ±3,720 SF

FOR SALE OR LEASE



TOM TROCCOLI | JOSHUA MILLER

FOR SALE INFORMATION: 717.390.9858 | LEARN MORE ONLINE AT WWW.BENNETTWILLIAMS.COM



COMMERCIAL BROKERAGE. *Redefined.*

PROPERTY OVERVIEW

Available for sale or for lease! Prime visibility with frontage on Columbia Avenue in Mountville / Lancaster, PA. In addition to the 2 commercial spaces available for lease, a sale of the property includes 2 residential units. One is currently leased and the other is being remodeled and will be tenanted prior to settlement. The commercial spaces available for lease consist of $\pm 3,720$ sf of storefront retail and warehouse/shop space. The primary retail space consists of $\pm 2,200$ sf along Columbia Ave. An additional $\pm 1,520$ sf space is available in the rear of the property, suitable for retail, garage, or warehousing.



COLUMBIA AVE: $\pm 17,000$ VPD | RT 741: $\pm 20,000$ VPD



POPULATION

3 MILE- 101,987
5 MILE- 181,068
7 MILE- 243,100



AVERAGE HHI

3 MILE- \$103,340
5 MILE- \$112,615
7 MILE- \$118,144



EMPLOYEES

3 MILE- 54,683
5 MILE- 86,251
7 MILE- 109,972



HOUSEHOLDS

3 MILE- 40,814
5 MILE- 70,637
7 MILE- 95,100



$\pm 2,200$ SF, $\pm 1,520$ SF OR $\pm 3,720$ SF AVAILABLE

MARKET OVERVIEW



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

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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.

