

# 398 S MAIN STREET

MANHEIM, PA • 17545



±10,400 SF AVAILABLE  
**FOR SALE/LEASE**



JOSHUA MILLER | TOM TROCCOLI

For Property Information: 717.390.9858 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)

COMMERCIAL BROKERAGE. *Redefined.*



## PROPERTY OVERVIEW

±10,400 SF industrial/warehouse building on 1.3 acres zoned Commercial available for sale or lease. Ideally located just off Route 72 and Fruitville Pike in Manheim, PA. Building is in the process of being renovated. Flexible zoning allows for a wide variety of uses. Contact the listing agent for additional information.

DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
POPULATION	31,953	64,365	230,163
TOTAL EMPLOYEES	4,303	21,585	97,035
AVERAGE HHI	\$112,839	\$111,521	\$103,083
TOTAL HOUSEHOLDS	12,976	26,202	90,965



# MARKET AERIAL



MANHEIM CENTRAL HIGH SCHOOL

MANHEIM SHOPPING CEN-

- weis FINE WINE & GOOD SPIRITS
- Rita's
- True Value
- CVS pharmacy
- Santander



**SITE**



MANHEIM AUTO AUCTION



# 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:



### JOSHUA MILLER

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### TOM TROCCOLI

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### CONTACT US

717.390.9858 | [www.bennettwilliams.com](http://www.bennettwilliams.com)

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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.

