

PROPERTY HIGHLIGHTS

- 3,750 sf office building on Columbia Ave in Manor Township
- General Commercial Zoning allows for a variety of office and retail uses
- 14,000 vehicles per day on Columbia Ave
- 5 minutes to Route 30 via Centerville Road or Marietta Ave
- All public utilities

±3,750 SF OFFICE BUILDING

FOR SALE

ASKING PRICE: \$695,000

HARMON & DAVIES, P.C.
ATTORNEYS AT LAW

2306 COLUMBIA AVE

LANCASTER, PA 17603

BW JEFFREY HERR | JEFF HERR

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

ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK

COMMERCIAL BROKERAGE. *Redefined.*



DEMOS	5 MILE	10 MILE	15 MILE
POPULATION	174,577	336,882	489,201
EMPLOYEES	84,046	144,698	187,911
AVERAGE HHI	\$112,397	\$117,584	\$114,913
HOUSEHOLDS	67,912	133,075	190,407
TRAFFIC COUNTS: COLUMBIA AVE ±14,000 VPD			

MARKET AERIAL

23

US-30 ±65,000 VPD



ROHRERSTOWN
ELEMENTARY SCHOOL

Noel Dorwart Park



Conestoga House & Gardens

LIME SPRING SQUARE



REGENCY SQUARE

LOWE'S MATTRESS FIRM
CommunityAid

COLUMBIA AVE ±14,000 VPD

SITE



DUNKIN'



WHEATLAND SC



STONE MILL PLAZA

GIANT Great Clips
five BELOW The UPS Store

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 Park, 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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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.

