

250 S CHERRY ALLEY

ELIZABETHTOWN, PA | 17022

±2,683 SF FOR SALE



Tom Troccoli | Joshua Miller

For Sale Information: 717.390.9858 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

LOCATION

Located at 250 S. Cherry Alley in Elizabethtown, PA, this investment opportunity features a freestanding building with 2,683 square feet on over a quarter-acre. Currently, it hosts Papa John's Pizza under a renewed five-year lease with two additional five-year options, showcasing stability and tenant commitment.

Zoned for Central Business District use, this property operates under a triple net lease structure, with a 10% rent increase following the initial term. Priced at \$395,000, this investment offers a stable return in Lancaster County.



| DEMOGRAPHICS | 3 MILE | 5 MILE | 7 MILE |
|------------------|-----------|-----------|-----------|
| TOTAL POPULATION | 27,797 | 40,934 | 70,056 |
| TOTAL EMPLOYEES | 8,466 | 10,625 | 17,142 |
| AVERAGE HHI | \$108,498 | \$110,185 | \$110,606 |
| TOTAL HOUSEHOLDS | 10,946 | 16,048 | 28,051 |

TRAFFIC COUNTS: S Market St ±7,000 VPD

MARKET AERIAL



Site

Elizabethtown College
±1,857 Students

Market Street Square

- HARBOR FREIGHT TOOLS
- SUBWAY
- DOLLAR GENERAL
- Fulton Bank
- DOLLAR TREE
- SHERWIN WILLIAMS
- weis
- planet fitness
- MATTRESS FIRM

Coming Soon

- ALDI
- Wawa

Rheems Retail Center

- Pizza Hut
- AT&T

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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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.

