

# 640 E OREGON RD

LITITZ, PA | 17543



**7,501 SF FOR LEASE**



**JEFFREY HERR | JEFF HERR | BRAD ROHRBAUGH | CHAD STINE**

For Lease Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)







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# PROPERTY HIGHLIGHTS

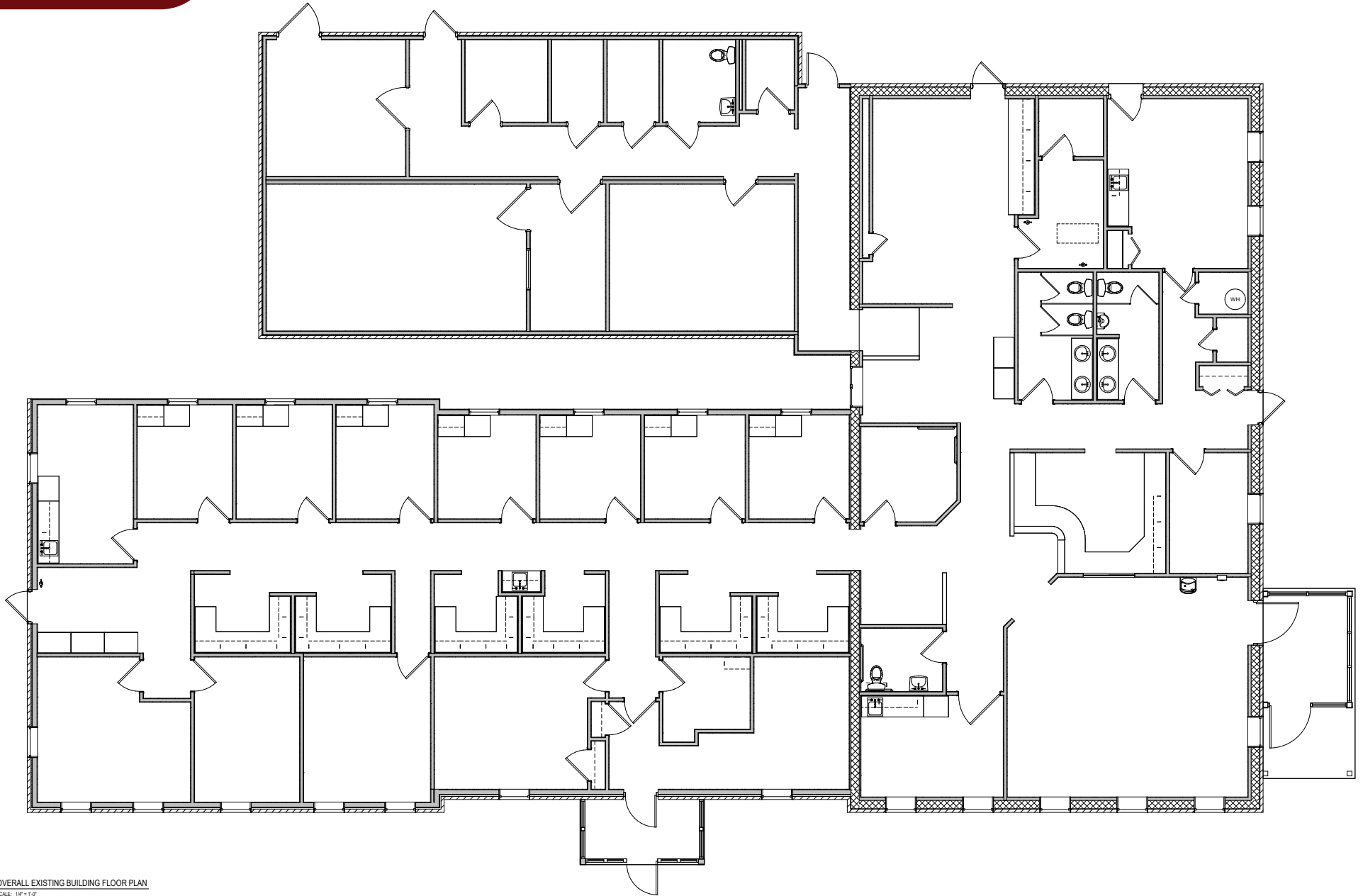
- 7,501 sf for lease in medical office building in Manheim Township
- Can be demised into three suites (3,120 sf, 2800 sf, and 1,581 sf) with separate entrances
- Approx. 45 parking spaces on site
- Easy access to Routes 501, 272, and 222
- 10 minutes from Route 30 via 222
- Heavy power available for imaging and other medical equipment



DEMOS	5 MILE	10 MILE	15 MILE
 POPULATION	122,994	346,292	490,058
 EMPLOYEES	69,806	154,667	192,491
 AVERAGE HHI	\$127,867	\$117,882	\$116,097
 HOUSEHOLDS	48,944	134,932	189,569

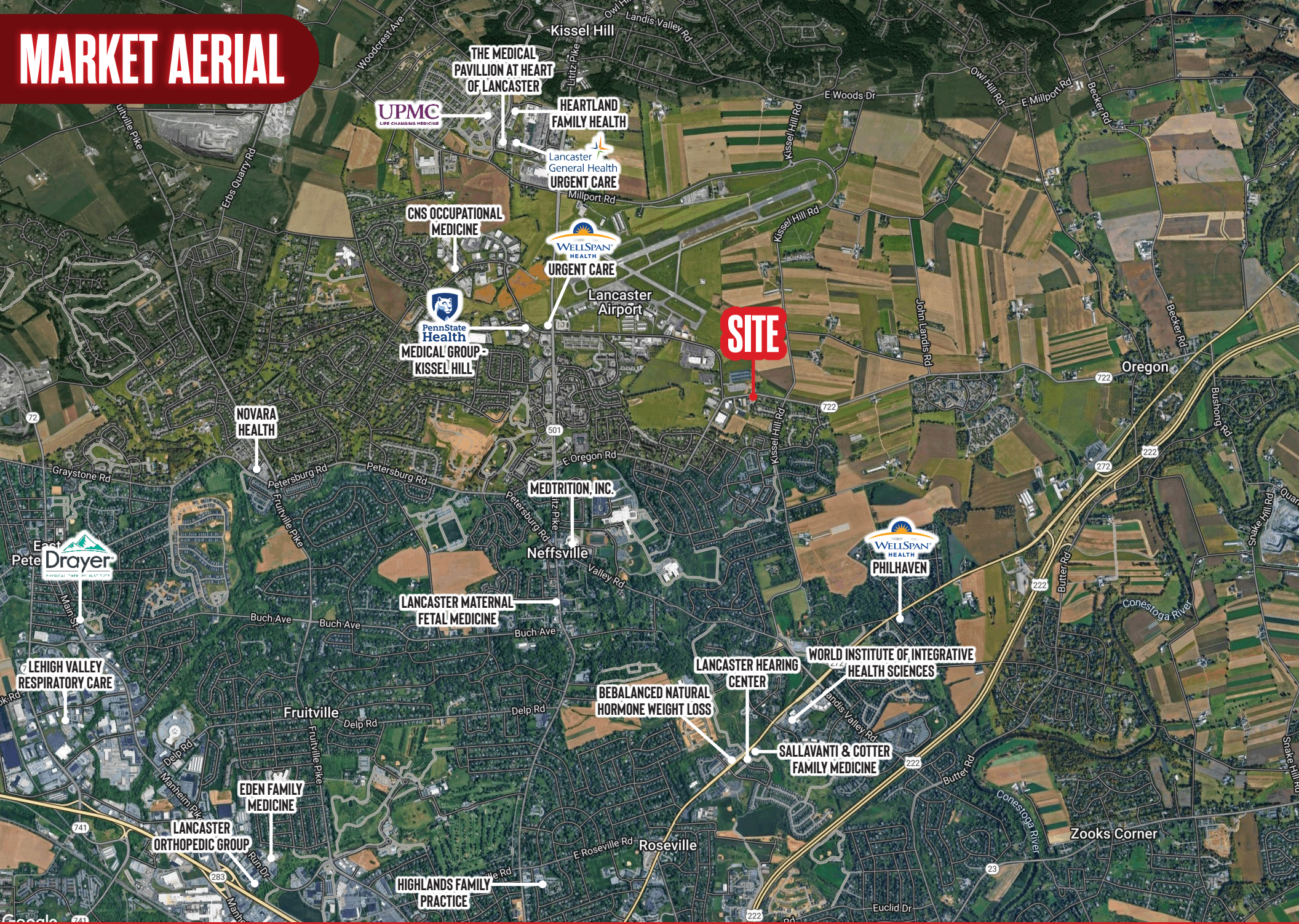
**TRAFFIC COUNTS: E OREGON RD ±6,500 VPD**

# FLOOR PLAN



1 OVERALL EXISTING BUILDING FLOOR PLAN  
SCALE: 1/4" = 1'-0"

# MARKET AERIAL



**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 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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## 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.

