







349 N QUEEN ST
LANCASTER, PA | 17603

**±1,500 SF
FOR LEASE**



DEMOS	3 MILE	5 MILE	7 MILE
 POPULATION	115,375	194,788	246,281
 EMPLOYEES	59,038	92,486	117,793
 AVERAGE HHI	\$103,013	\$116,636	\$121,591
 HOUSEHOLDS	45,450	76,470	95,964
TRAFFIC COUNTS: N QUEEN ST ±15,000 VPD			



349 N Queen Street is a 1,500 square foot retail space available for lease in the heart of downtown Lancaster. The project is accompanied by 72-luxury apartments on the upper floors of the complex. The premises benefits from an open floor plan, exceptional natural lighting, and an idyllic location, being centrally positioned on one of the market's most well-known business centric streets. Nearby retailers include The Belvedere Inn, Decades, LUCA, Fine Wine and Spirits, and Mavis, bringing a healthy mix of local and national tenants to the corridor. The site is also under a mile from Clipper Magazine Stadium, Lancaster General Hospital, and Franklin & Marshall College. This is a great opportunity for a retail, office, medical, or restaurant user to break into a thriving marketing by planting roots in a building that has a new, fresh, and modern feel.

IN THE NEIGHBORHOOD



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MARKET AERIAL

HAWTHORNE CENTRE

Walmart **five BELOW** MISSION BBQ Panera Bread

HOBBY LOBBY

THE SHOPPES AT BELMONT

DICK'S SPORTING GOODS Target ULTA Whole Foods Market

Nordstrom Rack Michaels Carter's MOD HARVEST

LANCASTER SHOPPING CENTER

GIANT Advance! Auto Parts MST Starbucks PRIMANTI BROS. TRUIST PET SUPPLIES PLUS.

PITNEY ROAD PLAZA

LOWE'S MATTRESS Warehouse BOB'S DISCOUNT FURNITURE

GOLDEN TRIANGLE SC

Marshall's DOLLAR TREE Advance! Auto Parts Staples Great Clips AMERICAN FREIGHT FURNITURE - MATTRESS

RED ROSE COMMONS

Home Depot weis PEPBOYS Barnes & Noble PETSMART OfficeMax Party City Burlington HomeGoods OLD NAVY BEST BUY

MANOR SHOPPING CENTER

weis Ruby Tuesday PINE WINE & GOOD SPIRITS BIG LOTS! McDonald's T Mobile CVS pharmacy Advance! Auto Parts Fulton Bank SALLY BEAUTY

STONE MILL PLAZA

GIANT SUBWAY TACO BELL

Little Caesars WELLS FARGO BURGER KING MAJIK DOLLAR GENERAL PNC

SITE

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 Park, Suite 205
State College, PA 16803

NEW JERSEY OFFICE:

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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.

