400 W LANCASTER AVE

SHILLINGTON, PA | 19607



NEARBY RETAIL:

Wawa · SHEETZ · Arby's · Pizza Hut · Walgreens · KFC · GROCERY OUTLET bargain market · verizon · AutoZone

±12,473

FOR SALE/LEASE

JUSTIN WILLITS | BRAD ROHRBAUGH | CHAD STINE

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

ACTIVE MEMBER OF: RETAIL BROKERS NETWORK

COMMERCIAL BROKERAGE. *Redefined.*

PROPERTY OVERVIEW

We are pleased to offer a unique opportunity for a 12,473 square-foot commercial property, formerly operating as a veterinary clinic, now available for sale/lease. Situated in a prime location just off Lancaster Ave (±17,000 VPD) in Shillington, PA, this property presents an excellent opportunity for businesses seeking a spacious and functional commercial space. Nearby retailers include Wawa, AutoZone, Sheetz, Grocery Outlet, Walgreens, Buick GMC, Verizon, Pizza Hut, KFC, and Arby's, just to name a few.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	74,786	184,199	248,814
TOTAL EMPLOYEES	33,165	61,405	84,596
AVERAGE HHI	$119,279	$96,527	$101,263
TOTAL HOUSEHOLDS	29,863	69,317	93,934

TRAFFIC COUNTS: *W LANCASTER AVE - ±17,000 VPD | REVERE BLVD - ±14,000 VPD*





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MARKET AERIAL



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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

NEW JERSEY OFFICE:
236 E. Route 38, Suite 130
Moorestown, NJ 08057

LISTING AGENTS:



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LANDLORD REPRESENTATION | TENANT REPRESENTATION | INVESTMENT 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.

RETAIL BROKERS NETWORK

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