

# 400 W LANCASTER AVE

SHILLINGTON, PA | 19607



## NEARBY RETAIL:



GROCERY  
OUTLET  
*bargain market*

**±12,473**  
**FOR LEASE**

MUSEUM ROAD ±9,000 VPD



JUSTIN WILLITS | BRAD ROHRBAUGH | CHAD STINE





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

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# PROPERTY OVERVIEW

We are pleased to offer a unique leasing opportunity for a 12,473 square-foot commercial property, formerly operating as a veterinary clinic, now available for 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
<b>TRAFFIC COUNTS: W LANCASTER AVE - ±17,000 VPD   REVERE BLVD - ±14,000 VPD</b>			



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# MARKET AERIAL

## SPRING TOWNE CENTER



222

## SHILLINGTON PLAZA



**SITE**



## SHILLINGTON SC



## THE SHOPPES AT SHILLINGTON



GOVERNOR MIFFLIN  
HIGH SCHOOL  
1,472 STUDENTS

## KENHORST PLAZA



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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

### 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:



### JUSTIN WILLITS

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### BRAD ROHRBAUGH

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### CONTACT US

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REPRESENTATION

TENANT  
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INVESTMENT  
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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.

