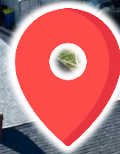


2 S MAIN STREET

MANCHESTER, PA | 17345



S MAIN ST ±13,000 VPD

±1,000 SF
FOR LEASE



TYLER GETTEL | ABE KHAN | BRAD ROHRBAUGH | CHAD STINE

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





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PROPERTY OVERVIEW

2 South Main Street presents 1,000 square feet of prime first-floor retail space strategically located in the heart of Manchester Borough. Positioned along Main Street ($\pm 13,000$ VPD) at the highly trafficked intersection of Main and Maple Streets, this property offers exceptional visibility and accessibility. The space is well-suited for a variety of uses, including retail, professional offices, and other commercial ventures.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
 POPULATION	16,887	45,983	125,728
 TOTAL EMPLOYEES	9,590	15,615	61,815
 AVERAGE HHI	\$105,717	\$114,368	\$98,184
 TOTAL HOUSEHOLDS	6,507	17,801	49,579



MARKET AERIAL

OLLIE'S
GOOD STUFF CHEAP
Distribution Center



SITE

**NORTHEASTERN
SENIOR HIGH SCHOOL**
±1,100 Students

**NORTHEASTERN
MIDDLE SCHOOL**
±600 Students

**SPRING FORGE
INTERMEDIATE SCHOOL**
±400 Students

**CLARENCE R. ORENDORF
ELEMENTARY SCHOOL**
±300 Students

**SHALLOW BROOK
INTERMEDIATE SCHOOL**
±400 Students

**MANCHESTER
PLAZA**
The Cats Meow Tattoo
Damon's
Manchester Grooming



NORTHEAST SC
DOLLAR GENERAL

EAST MANCHESTER VILLAGE CENTER
GIANT DUNKIN'
FINE WINE & GOOD SPIRITS
verizon
DOLLAR TREE **SUBWAY** **AT&T**



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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:

236 E. Route 38, Suite 130
Moorestown, NJ 08057

LISTING AGENTS:



TYLER GETTEL

tgettel@bennettwilliams.com



ABE KHAN

abe@bennettwilliams.com



BRAD ROHRBAUGH

brohrbaugh@bennettwilliams.com



CHAD STINE

cstine@bennettwilliams.com

CONTACT US

717.843.5555 | www.bennettwilliams.com

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.

