

SOUTHERN POINT

3102 Willow Street Pike | Willow Street, PA | 17042

NEARBY:

**GIANT.
weis**



FOR LEASE
UP TO ±12,272 SF

WILLOW STREET PIKE: ±20,000 VPD



PROPERTY OVERVIEW

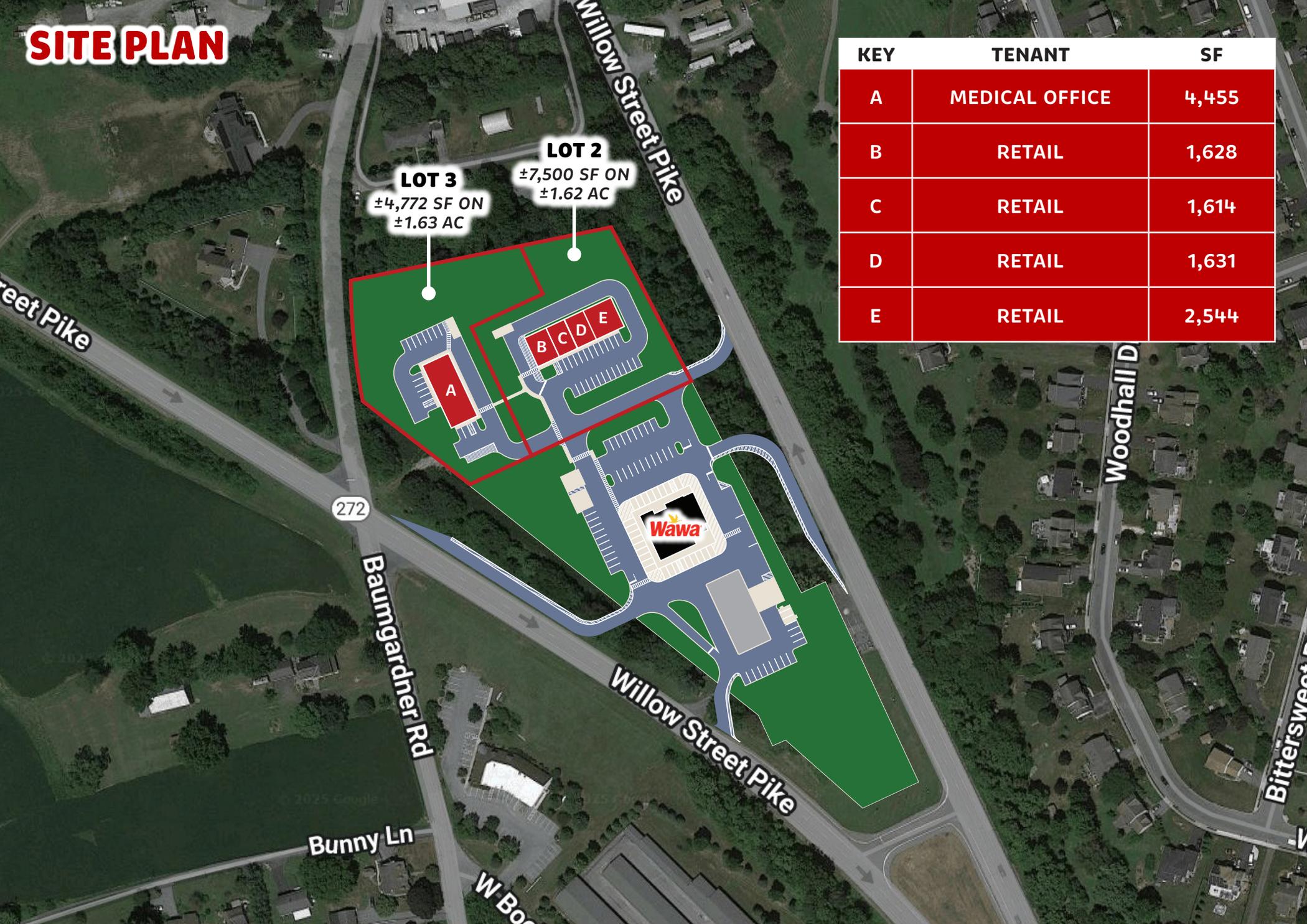
Southern Point, located at 3102 Willow Street Pike ($\pm 20,000$ VPD), Lancaster, PA, is offering two pad sites for lease. Lot 2, which consists of ± 1.62 acres and a 7,500 SF proposed building. As well as Lot 3, which consists of ± 1.63 acres and a 4,772 SF proposed building. Both lots are in a prime area positioned next to a proposed Wawa. These two pads are ideal for retailers seeking high-visibility locations with ample parking, modern infrastructure, and excellent accessibility. Each parcel is uniquely positioned for various retail uses and with nearby amenities and growing traffic, these parcels offer an outstanding opportunity for businesses looking to establish a presence in a high-demand area.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	17,367	66,673	171,165
EMPLOYEES	5,628	11,883	64,180
AVERAGE HHI	\$134,526	\$113,137	\$106,446
HOUSEHOLDS	7,240	24,667	65,886

WILLOW STREET PIKE:
 $\pm 20,000$ VPD

SITE PLAN



KEY	TENANT	SF
A	MEDICAL OFFICE	4,455
B	RETAIL	1,628
C	RETAIL	1,614
D	RETAIL	1,631
E	RETAIL	2,544

MARKET AERIAL

Friscos
Starbucks
MICK'S
Great Clips
AT&T

WILLOW VALLEY SQUARE
Advance Auto Parts
McDonald's
GIANT

LAMPETER ELEMENTARY SCHOOL
MARTIN MEYLIN MIDDLE SCHOOL

CVS pharmacy
SHEETZ
MAV'S DISCOUNT TIRE

LANCASTER COUNTY CAREER AND TECHNOLOGY CENTER

TurkeyHill
LAMPETER-STRASBURG HIGH SCHOOL

KENDIG SQUARE
PNC
weis
H&R BLOCK
RITE AID
TACO BELL
FINE WINE & GOOD SPIRITS
HARBOR FREIGHT TOOLS
BURGER KING
Planet Fitness
goodwill
JOB LOT

jiffy lube

TWO COUSINS PIZZA

PEQUEA ELEMENTARY SCHOOL

SUBWAY

TurkeyHill

CARUSO'S ITALIAN RESTAURANT

SAFARI INTERNATIONAL FOOD

SITE

ACE Hardware

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 Blvd, 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

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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.

