

# 117 S MAIN STREET

MANCHESTER, PA | 17345



**±2,200 SF BUILDING ON 1.27 AC AVAILABLE**



**BLAKE GROSS | RYAN MYERS, CCIM**

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



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## PROJECT

2,200 +/- SF restaurant with drivethru on two lots consisting of a total of 1.27 acres on S. Main St. in Manchester. Commercial zoning permits a wide variety of uses. Great location for a restaurant/food use or commercial redevelopment. The building is well maintained and in good condition. It has seating for approximately 50 customers, kitchen with hood system, two ADA bathrooms, a walk up window out front, and a drive up window on the side. Parking for approximately 50 cars and a pavilion with outdoor seating.

## LOCATION

Located on S. Main St. which is a main road that runs north and south connecting Manchester and York. The site is in the middle of a busy area of commercial/retail businesses. There is full access from the S. Main St. Close to many national retailers including McDonald's, Advance Auto, Rite Aid, CVS, Sheetz, Rose's, Planet Fitness, Dollar Tree, and Giant Foods.

## TRADE AREA

Growing area that has seen a significant amount of residential and industrial growth due to it's close proximity to Interstate 83 and Route 30. More than 3 million square feet of warehouse space has been built in the immediate area over the past 3 years. This has helped drive job and residential growth in the market. Starbucks, Ollie's Bargain Market, 3M, Bayer Healthcare, and DHL all have distribution centers located less than a mile from the site. There are approximately 49,000 people living within 5 miles with an average household income of \$114,314.

### DEMOGRAPHICS

### 3 MILE

### 5 MILE

### 7 MILE

#### POPULATION

16,754

48,925

139,467

#### EMPLOYEES

9,994

17,013

64,563

#### AVERAGE HHI

\$105,816

\$114,314

\$96,035

#### HOUSEHOLDS

6,445

19,068

54,809

## LOCATED NEAR:

Dunkin, McDonalds, Giant, CVS, Rite Aid, Sheetz, Advance Auto, Dollar Tree



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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

#### **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 Blvd, Suite 205  
State College, PA 16803

#### **NEW JERSEY OFFICE:**

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



### LISTING AGENTS:



#### **BLAKE GROSS**

[bgross@bennettwilliams.com](mailto:bgross@bennettwilliams.com)



#### **Ryan Myers, CCIM**

[rmyers@bennettwilliams.com](mailto:rmyers@bennettwilliams.com)

#### **CONTACT US**

717.843.5555 | [www.bennettwilliams.com](http://www.bennettwilliams.com)

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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.

