

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



COMMERCIAL BROKERAGE. *Redefined.*

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. The property has full access to and from 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. Ollie's Bargain Market, 3M, Bayer Healthcare, and DHL all have distribution centers located less than a mile from the site. Starbucks operates a large distribution center and roasting plant 1/2 mile away. 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



SITE

**SPRING FORGE
INTERMEDIATE SCHOOL**
±400 Students

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

**SHALLOW BROOK
INTERMEDIATE SCHOOL**
±400 Students

OLLIE'S
GOOD STUFF CHEAP
Distribution Center

Starbucks
Distribution Center

CHEVROLET

Ford

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

NORTHEAST SC
DOLLAR GENERAL

Starbucks
Roasting Plant

**ACE
Hardware**

Checkers

M&T Bank

McDonald's
572.7K Visits

CHESTER SQUARE
ROSES
PAPA JOHN'S

DOLLAR TREE
179.4K Visits

GIANT
1.1M Visits

**Advance
Auto Parts**

EAST MANCHESTER VILLAGE CENTER
DUNKIN' **SUBWAY** **AT&T** **planet fitness**
FINE WINE & GOOD SPIRITS **verizon**

**CVS
pharmacy**
215.3K Visits

**NEW
SHEETZ**

**PENN
WASTE**

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
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REPRESENTATION

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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.

