

# 6040 MAIN ST

East Petersburg, PA • 17520



±2,952 SF AVAILABLE  
**FOR LEASE**



# PROPERTY OVERVIEW

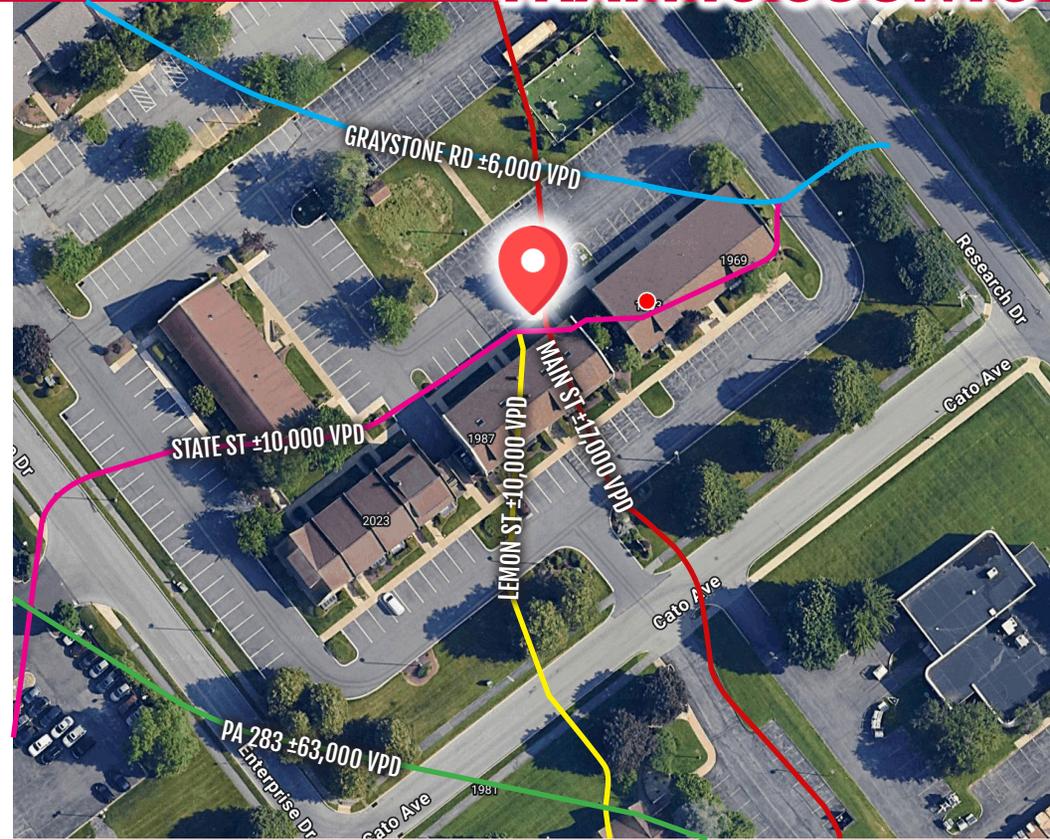
Positioned prominently in the heart of East Petersburg, 6040 Main Street offers a 2,952-square-foot freestanding building with exceptional visibility along the area's primary throughfare, which transitions seamlessly into Manheim Pike. This high-traffic location provides both strong local exposure and convenient accessibility.

The two-story structure features dedicated on-site parking, ensuring ease of access for both tenants and visitors. Well-suited for a variety of commercial uses - ranging from retail to professional office space - this versatile property presents a prime opportunity for businesses seeking a strategic, high-visibility location in a vibrant and growing market.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	40,026	143,064	251,370
TOTAL EMPLOYEES	23,492	82,792	118,924
AVERAGE HHI	\$156,688	\$129,476	\$120,473
TOTAL HOUSEHOLDS	15,423	57,524	98,727



**SITE**



# TRAFFIC COUNTS

GRAYSTONE RD ±6,000 VPD

STATE ST ±10,000 VPD

LEMON ST ±10,000 VPD

MAIN ST ±17,000 VPD

PA 283 ±63,000 VPD

# MARKET OVERVIEW

**SITE**

## VILLAGE COMMONS

MAD CHEF CRAFT BEERING ANYTIME FITNESS UNITED STATES POSTAL SERVICE

Penn Medicine Lancaster General Health

DUNKIN'

Wawa

Advance Auto Parts

ppl

SHEETZ

## CHELSEA SQUARE

weis Talbots chico's JOS.A.BANK

## HAWTHORNE CENTRE

Walmart HOBBY LOBBY Panera MATTRESS FIRM MISSION BBQ FIVE BEL'W Starbucks FIVE GUYS

## GRANITE RUN SQUARE

TAYLOR CHIP COOKIES PLATO'S Ritas KFC

TRUIST

pepperoni's

planet fitness

## TOWNE CENTRE

at home DUNKIN' ALDI Clean Eatz

## PARKVIEW PLAZA

OWIE'S OUTLET GOOD STUFF CHEAP CRACK CHOCOLATE DOLLAR TREE TJ-maxx PIPE PLAZA

McDonald's

POPEYES

## THE SHOPPES AT BELMONT

Target DICK'S SPORTING GOODS rack CAVA NORDSTROM HARVEST Michaels xfinity PF CHANG'S WHOLE FOODS MARKET ULTA JERSEY MIKES SUBS Chick-fil-EL

Olive Garden BONEFISH GRILL

## PARK CITY CENTER

Boscova's BAM! ROUND1 SHOE CARNIVAL QDOBA KOHL'S SEPHORA AMERICAN EAGLE JCPenney verizon T-Mobile HOLLISTER LOFT URBAN OUTFITTERS

## THE CROSSING

Wegmans Starbucks SHAKE SHACK MILLER'S ALE-HOUSE

## RED ROSE COMMONS

weis PET SMART THE HOME DEPOT BARNES & NOBLE HomeGoods OLD NAVY Pep Boys BEST BUY Burlington verizon

# 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 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.

