

# 6040 MAIN ST

East Petersburg, PA • 17520



±2,952 SF AVAILABLE  
**FOR LEASE**



TYLER GETTEL | FRANCESCO CONIGLIARO | BRAD ROHRBAUGH | CHAD STINE  
FOR LEASE INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT [WWW.BENNETTWILLIAMS.COM](http://WWW.BENNETTWILLIAMS.COM)



COMMERCIAL BROKERAGE. *Redefined.*



# 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.

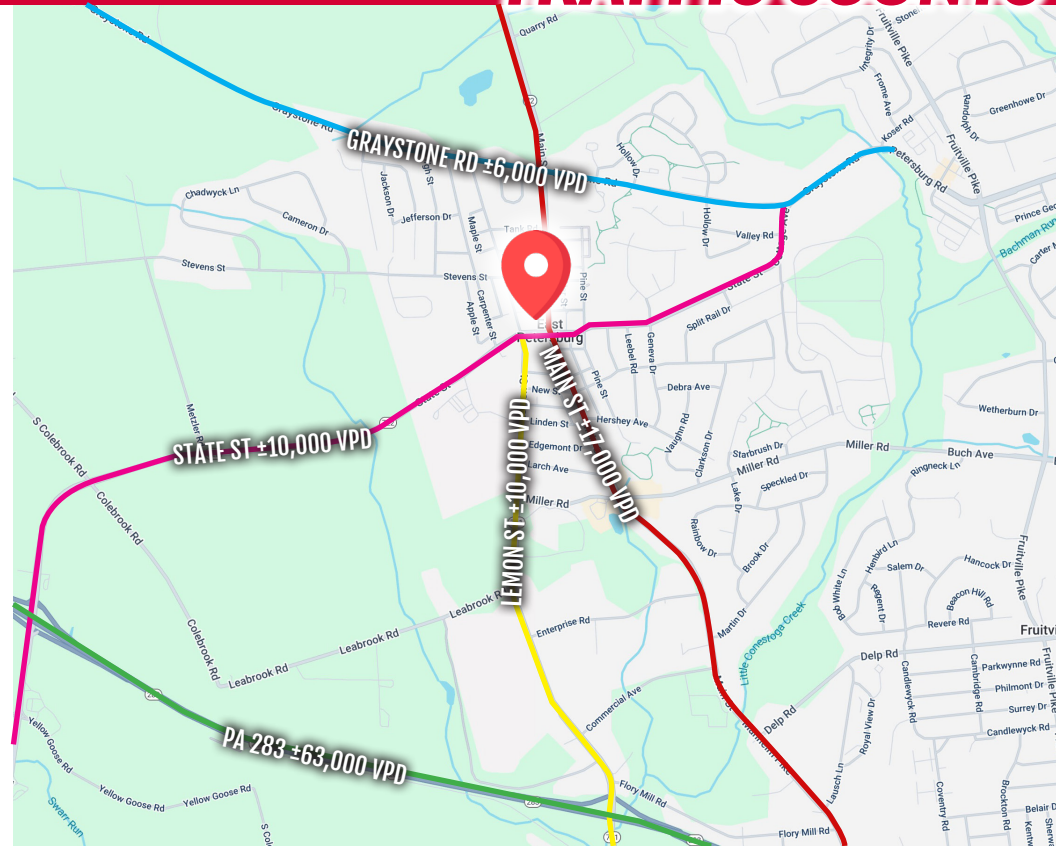
The two-story structure features dedicated on-site parking, ensuring ease of access for both tenants and visitors. Well-suited for a variety of commercial uses - ranging from retail to professional office space - this versatile property presents a prime opportunity for businesses seeking a strategic,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



# MARKET OVERVIEW

**SITE**

## VILLAGE COMMONS

MAD CHEF  
ANYTIME FITNESS  
UNITED STATES POSTAL SERVICE

Penn Medicine  
Lancaster General Health

DUNKIN'

Wawa

SHEETZ

Advance  
Auto Parts

ppl

## CHELSEA SQUARE

weis  
Talbots  
chico's  
JO'S A.BANK

## HAWTHORNE CENTRE

Walmart  
HOBBY LOBBY  
Panera BREAD  
MATTRESS FIRM  
MISSION BBQ  
FIVE BEL'W  
Starbucks  
FIVE GUYS BURGERS AND FRIES

## GRANITE RUN SQUARE

TAYLOR CHIP COOKIES  
PLATO'S  
Ritas  
KFC

TRUIST

## PARKVIEW PLAZA

Olive Garden  
BONEFISH GRILL  
Olive Garden  
BONEFISH GRILL  
Olive Garden  
BONEFISH GRILL  
DOLLAR TREE  
TJ-maxx  
PIRE PLUS

Olive Garden  
BONEFISH GRILL

## PARK CITY CENTER

Boscova's  
BAM!  
KOHLS  
SEPHORA  
verizon  
T-Mobile  
HOLLISTER  
LOFT  
URBAN OUTFITTERS

## THE CROSSING

Wegmans  
Starbucks  
SHAKE SHACK  
MILLER'S ALE-HOUSE

## TOWNE CENTRE

at home  
DUNKIN'  
ALDI  
Clean Eatz

## THE SHOPPES AT BELMONT

Target  
DICK'S SPORTING GOODS  
Nordstrom  
rack  
CAVA  
HARVEST  
Michael's  
xfinity  
PF CHANG'S  
WHOLE FOODS MARKET  
ULTA  
Jersey Mike's  
Chick-fil-A  
FINE WINE & GOOD SPIRITS

## RED ROSE COMMONS

weis  
PET SMART  
THE HOME DEPOT  
BARNES & NOBLE BOOKSELLERS  
HomeGoods  
OLD NAVY  
Pop 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

## LISTING AGENTS:



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INVESTMENT  
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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.

