

6040 MAIN ST

East Petersburg, PA • 17520



±2,952 SF AVAILABLE
FOR LEASE



PROPERTY OVERVIEW

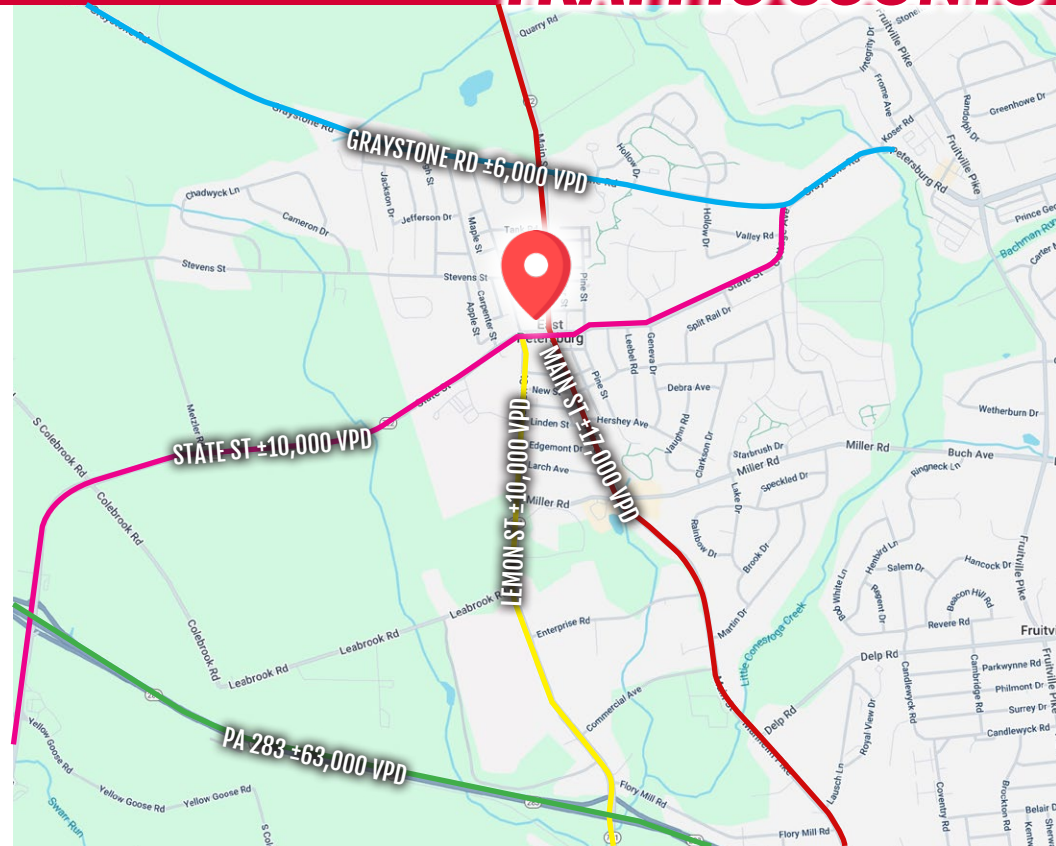
Positioned prominently in the heart of East Petersburg, 6040 Main Street offers a 2,952-square-foot freestanding building with exceptional visibility along the area's primary throughfare, which transitions seamlessly into Manheim Pike. This high-traffic location provides both strong local exposure and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

TRAFFIC COUNTS



MARKET OVERVIEW

SITE

VILLAGE COMMONS

MAD CHEF CRAFT BREWERY 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

GRANITE RUN SQUARE

TAYLOR CHIP COOKIES PLATO'S Ritas KFC

PARKVIEW PLAZA

Quik's CRUNCH DOLLAR TREE JOANN TJ-maxx TIRE PLUS

TRUIST

McDonald's

popeyes

planet fitness

TOWNE CENTRE

at home DUNKIN' ALDI Clean Eatz

THE SHOPPES AT BELMONT

Target DICK'S Sporting Goods rack CAVA Nordstrom Michaels xfinity HARVEST P.F. Chang's ULTA Beauty Jersey Mike's Chick-fil-A FINE WINE & GOOD SPIRITS

Olive Garden BONEFISH GRILL

PARK CITY CENTER

Boscov's BAM! ROUND1 SHOE CARNIVAL 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 PETSMART THE HOME DEPOT BARNES & NOBLE HomeGoods OLD NAVY Pep Boys BEST BUY Burlington verizon



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About Bennett Williams

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