

BARON RUN

149 DOE RUN RD · MANHEIM, PA · 17545



True Value

CVS
pharmacy

weis

Advance
Auto Parts

Two Cousins
Pizza

±10,000 VPD

For Lease

±1,422-4,250 SF AVAILABLE



BLAKE SHAFFER | CALE BRUSO | ADAM HAGERMAN | BRAD ROHRBAUGH | CHAD STINE

For Lease Information: 717.843.5555 | Learn more online at www.bennettwilliams.com

COMMERCIAL BROKERAGE *Redefined.*

PROPERTY OVERVIEW

Baron Run is Lancaster County's newest mixed-use development. The project sits along Doe Run Rd (10,000 VPD) with cross access connections to Stiegel Valley Rd. Once built, it will boast a total of 160 residential units, which includes a mix of 88 townhouse units, and 72 three-story multi-family units, and ±1,422-4,250 SF of commercial space. The commercial building will feature access into the neighboring Manheim Shopping Center and include a high end facade, outdoor patio space, and a drive-thru window.

LOCATION OVERVIEW

The project sits next to a Weis-anchored grocery center that includes other major retailers such as Longenecker's True Value, AT&T, and CVS. A connection will be established between the Weis Center and the project, with 2 additional access points from the surrounding roads.

TRADE AREA OVERVIEW

Traffic generated via Routes 72 and 772 intersect less than a mile from the project, and three neighborhoods border the site, with an average household income of \$98,309. Baron Run possesses a great opportunity for retailers to capitalize on the dense residential population of Manheim and beyond.

±1,422-4,250 SF | FOR LEASE



DEMOGRAPHICS

3 MILE

5 MILE

7 MILE

POPULATION

16,443

46,459

97,411

TOTAL EMPLOYEES

5,035

15,479

34,981

AVERAGE HHI

\$104,979

\$128,161

\$129,822

TOTAL HOUSEHOLDS

6,543

18,518

38,332



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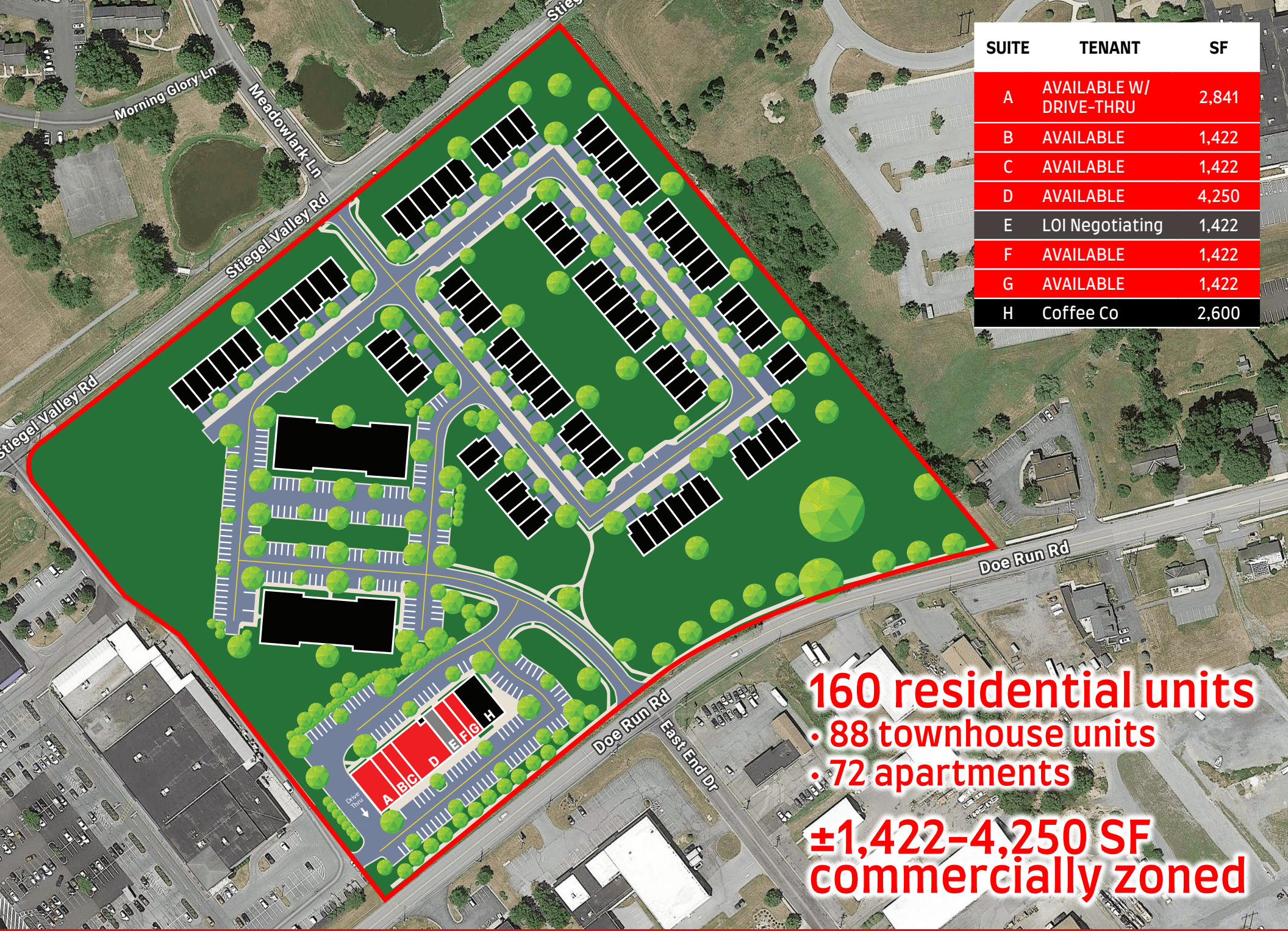
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RENDERING



BLAKE SHAFFER | CALE BRUSO | ADAM HAGERMAN | BRAD ROHRBAUGH | CHAD STINE
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SUITE	TENANT	SF
A	AVAILABLE W/ DRIVE-THRU	2,841
B	AVAILABLE	1,422
C	AVAILABLE	1,422
D	AVAILABLE	4,250
E	LOI Negotiating	1,422
F	AVAILABLE	1,422
G	AVAILABLE	1,422
H	Coffee Co	2,600

160 residential units
 • 88 townhouse units
 • 72 apartments

±1,422-4,250 SF
commercially zoned

MARKET OVERVIEW



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 107
West Chester, PA 19380

NEW JERSEY OFFICE:

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

LISTING AGENTS:



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LANDLORD
REPRESENTATION

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SALES

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.

