

Baron Run Commons

149 DOE RUN RD · MANHEIM, PA · 17545



£10,000 VPD

For Lease
18,000 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 Commons 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 18,000 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. The Village at Doe Run possesses a great opportunity for retailers to capitalize on the dense residential population of Manheim and beyond.

18,000 SF AVAILABLE | 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

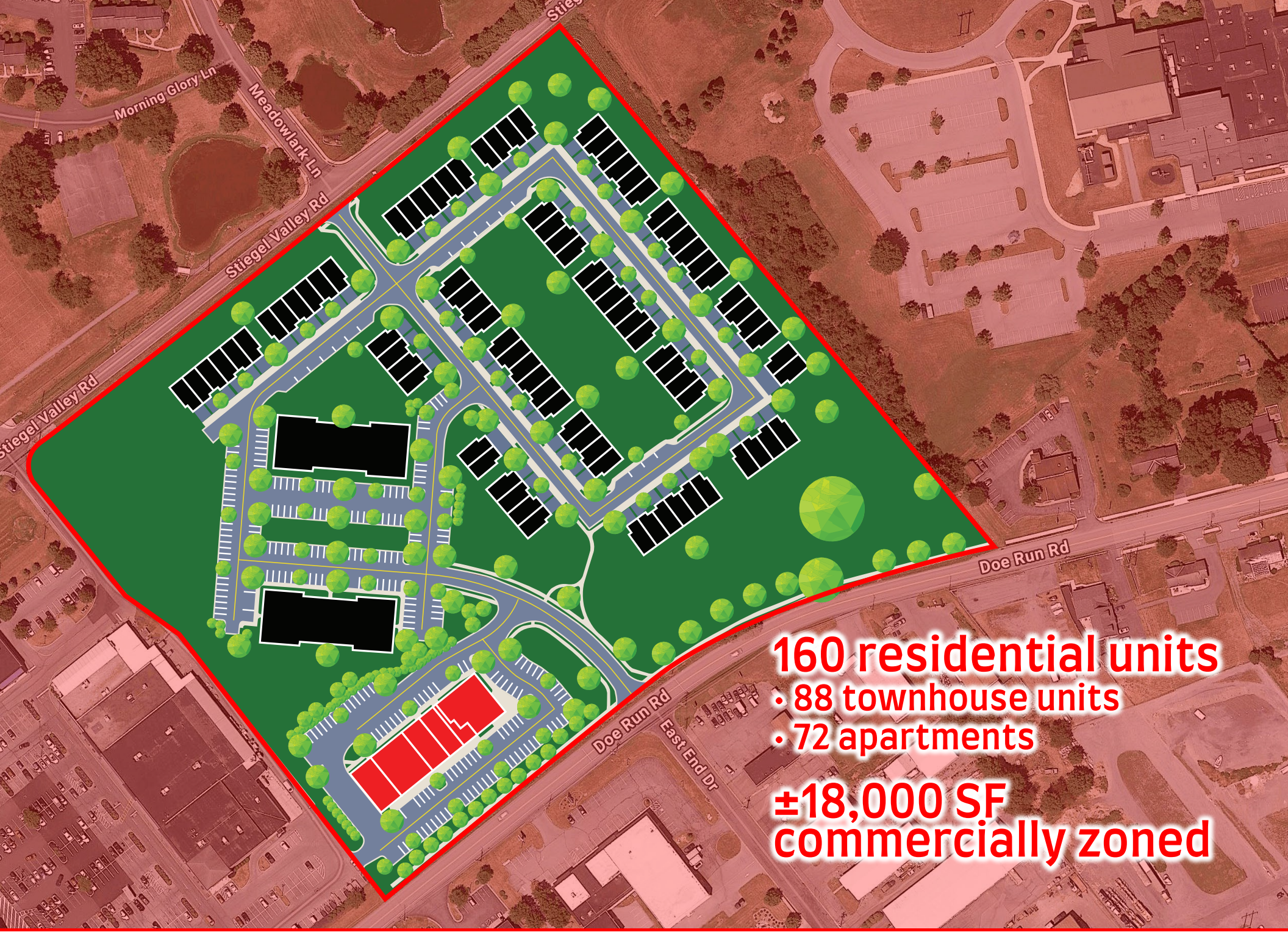
38,332



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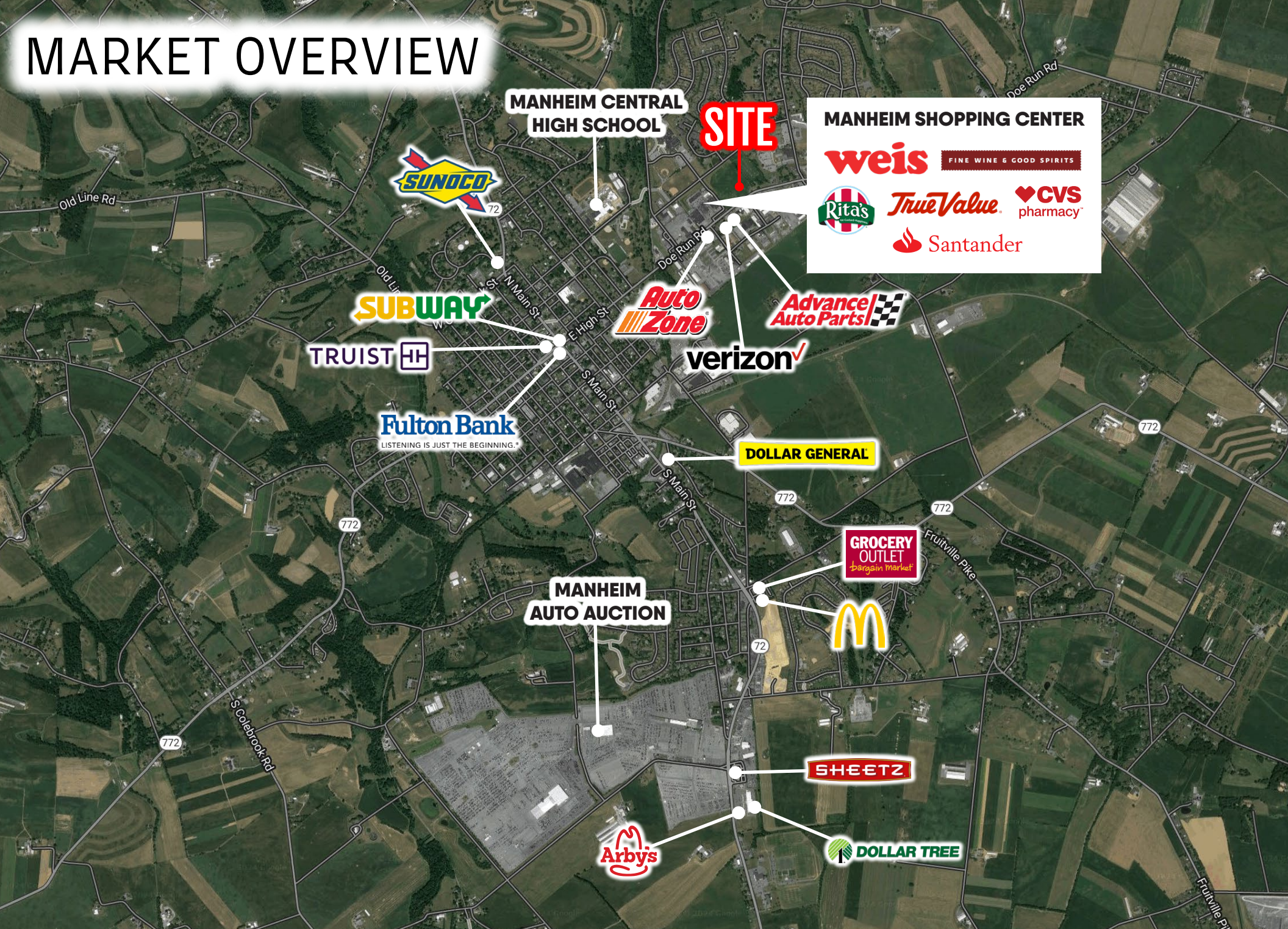
160 residential units
• 88 townhouse units
• 72 apartments
±18,000 SF
commercially zoned



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MARKET OVERVIEW



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Bennett Williams

COMMERCIAL REAL ESTATE

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York, PA 17402

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107 E Chestnut St, Suite 107
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
Moorestown, NJ 08057

LISTING AGENTS:



BLAKE SHAFFER

BShaffer@bennettwilliams.com



CALE BRUSO

CBruso@bennettwilliams.com



ADAM HAGERMAN

AHagerman@bennettwilliams.com



BRAD ROHRBAUGH

BRohrbaugh@bennettwilliams.com



CHAD STINE

CStine@bennettwilliams.com

CONTACT US

717.843.5555 | www.bennettwilliams.com

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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.

