

# 1405 VERMONT AVE

LANCASTER, PA | 17603



**4,536 SF**  
**AVAILABLE**  
**FOR LEASE**



**JEFF HERR | JEFFREY HERR**

For Leasing Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



COMMERCIAL BROKERAGE. *Redefined.*





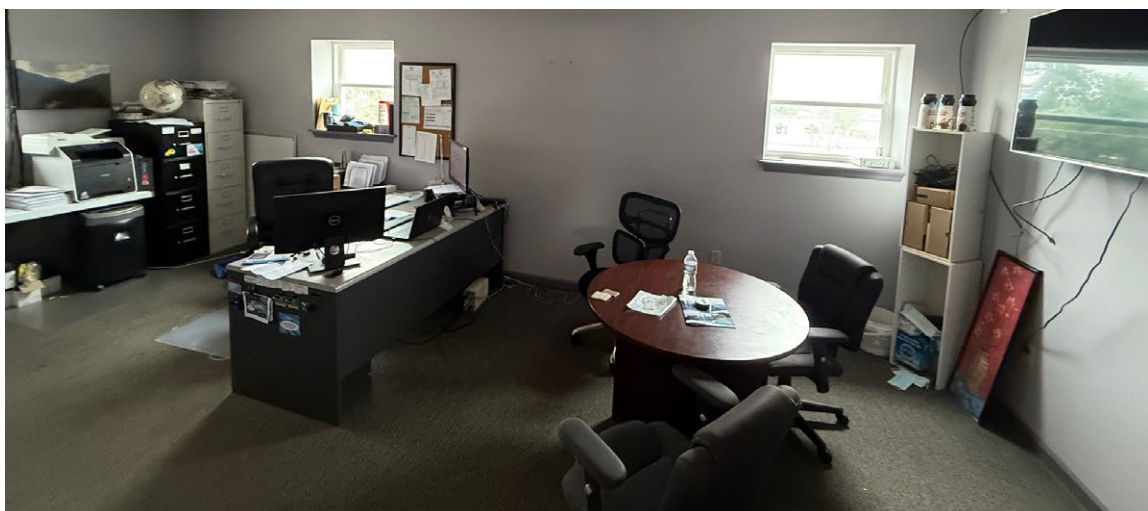
DEMOGRAPHICS		1 MILE	5 MILE	10 MILE
	POPULATION	5,258	198,022	344,067
	TOTAL EMPLOYEES	7,919	98,183	148,347
	AVERAGE HHI	\$152,826	\$119,900	\$118,620
	TOTAL HOUSEHOLDS	1,873	76,582	134,374

**TRAFFIC COUNTS: HARRISBURG PIKE ±23,000 VPD | US 30 ±81,000 VPD**



## PROPERTY HIGHLIGHTS

- 4,536 sf contractor shop with secure outside storage
- Mix of garage bays, showroom, and office space
- Centrally located off of Harrisburg Pike in Manheim Township
- Approximately .4 acres of outside secure storage



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# MARKET OVERVIEW

## GRANITE RUN SQUARE



## PARKVIEW PLAZA



## PARK CITY MALL



## THE CROSSINGS



## CHELSEA SQUARE



## HAWTHORNE CENTRE



## LANE SHOPPING CENTER



## CARRABBA'S



## LANCASTER SHOPPING CENTER



## RED ROSE COMMONS



## GOLDEN TRIANGLE SC



**SITE**



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## OUR LOCATIONS:

### **YORK OFFICE:**

3528 Concord Rd.  
York, PA 17402

### **EXTON OFFICE:**

1 E. Uwchlan Ave.  
Suite 409, Exton, PA 19341

### **WEST CHESTER OFFICE:**

107 E Chestnut St, Suite 1  
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:



### **JEFF HERR**

[jherr@bennettwilliams.com](mailto:jherr@bennettwilliams.com)



### **JEFFREY HERR**

[jherr2@bennettwilliams.com](mailto:jherr2@bennettwilliams.com)

**717.843.5555** | [www.bennettwilliams.com](http://www.bennettwilliams.com)

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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.



RETAIL BROKERS  
NETWORK

