

3201 LEBANON RD

MANHEIM, PA | 17545

GREYNA SPRINGS
HOME DEVELOPMENT



SITE

GEIB'S BODY SHOP

THOUSAND TRAILS
PA DUTCH COUNTY
CAMPGROUND

RV VALUE MART

E AND E
FAMILY DINER



Exxon



±10,560 SF
NEW CONSTRUCTION
BUILDING FOR LEASE



CALE BRUSO | ADAM HAGERMAN | BRAD ROHRBAUGH | CHAD STINE

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



ACTIVE MEMBER OF:

RETAIL BROKERS
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COMMERCIAL BROKERAGE. *Redefined.*

PROPERTY OVERVIEW

New Construction retail, medical, or office site available just off the Lebanon exit of the PA Turnpike! The site is finalizing approvals for a building up to 10,640 SF with 50 +/- parking spaces allowing for an early 2026 construction start. Development of the site will include road upgrades to Rt. 72 that will feature full motion access and a left turning lane for Southbound traffic. Located just off the PA turnpike, this exit is a main thoroughfare for traffic/residents traveling between Lancaster County and Lebanon County. This exit of the turnpike connects to Rt. 72 which is the primary road between Lancaster and Lebanon/Hershey.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	7,307	17,386	67,277
EMPLOYEES	2,198	4,657	22,933
AVERAGE HHI	\$120,599	\$128,242	\$110,118
HOUSEHOLDS	3,175	7,044	26,961
TRAFFIC COUNTS: Lebanon Rd (±18,000 VPD)			



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SITE PLAN



ROADWAY UPGRADES TO
BE INSTALLED INCLUDING
SOUTHBOUND TURN LANE

±10,560 SF

±18,000 VPD



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MARKET AERIAL



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Bennett Williams

COMMERCIAL REAL ESTATE



OUR LOCATIONS:

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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



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LANDLORD
REPRESENTATION

TENANT
REPRESENTATION

INVESTMENT
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.

