

# TWIN CREEKS BUSINESS CENTER

171-189 S LANCASTER ST | JONESTOWN, PA | 17038



**±1,097 SF**  
**FOR LEASE**

# PROPERTY OVERVIEW

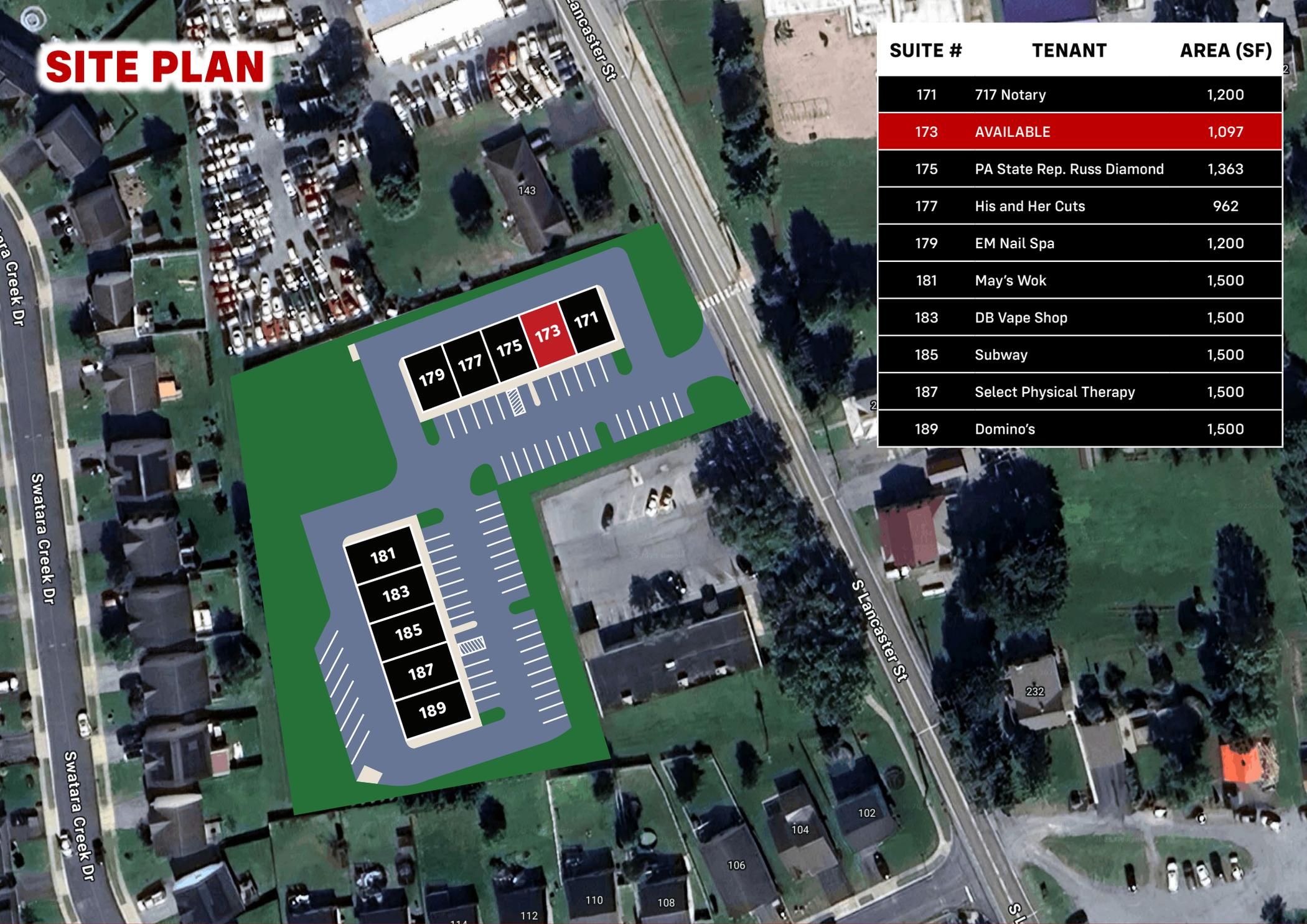
Twin Creeks Business Center is strategically located along South Lancaster Street in Jonestown, PA, offering excellent visibility and convenient access to major transportation routes. Situated on 2.11 acres, the property features two buildings, each comprising five (5) individual units—ideal for a variety of commercial or light industrial uses.

With approximately 60 on-site parking spaces, the center provides ample parking for tenants and visitors alike. Its prime location ensures easy connectivity to US Routes 22, 72, and 422, while major interstates I-78 and I-81 are both within 5 miles, making it an ideal hub for businesses seeking accessibility and exposure in the Central Pennsylvania region.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	9,764	26,192	80,977
EMPLOYEES	1,617	6,979	22,875
AVERAGE HHI	\$94,017	\$94,320	\$90,022
HOUSEHOLDS	3,692	10,145	31,330
<b>TRAFFIC COUNTS: S Lancaster Street (±4,000 VPD)</b>			

# SITE PLAN



SUITE #	TENANT	AREA (SF)
171	717 Notary	1,200
173	AVAILABLE	1,097
175	PA State Rep. Russ Diamond	1,363
177	His and Her Cuts	962
179	EM Nail Spa	1,200
181	May's Wok	1,500
183	DB Vape Shop	1,500
185	Subway	1,500
187	Select Physical Therapy	1,500
189	Domino's	1,500

# MARKET AERIAL



**DOLLAR GENERAL**

**WABASH**

**LEN'S CONCRETE SERVICES**

**AMERICAN LEGION POST 883**



**PIZZA TOWN & ITALIAN RESTAURANT**

**NORTHERN LEBANON COUNTY AUTH**

**JONESTOWN ELEMENTARY SCHOOL**



**LEBANON AREA EVANGELICAL FREE CHURCH**

**SITE**



## 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 1  
West Chester, PA 19380

### NEW JERSEY OFFICE:

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

## LISTING AGENTS:



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## CONTACT US

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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

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.

