

858 MANOR STREET

LANCASTER, PA 17603



±3,618 SF FOR SALE OR LEASE



JOSHUA MILLER | TOM TROCCOLI

FOR LEASE INFORMATION: 717.390.9858 | LEARN MORE ONLINE AT WWW.BENNETTWILLIAMS.COM



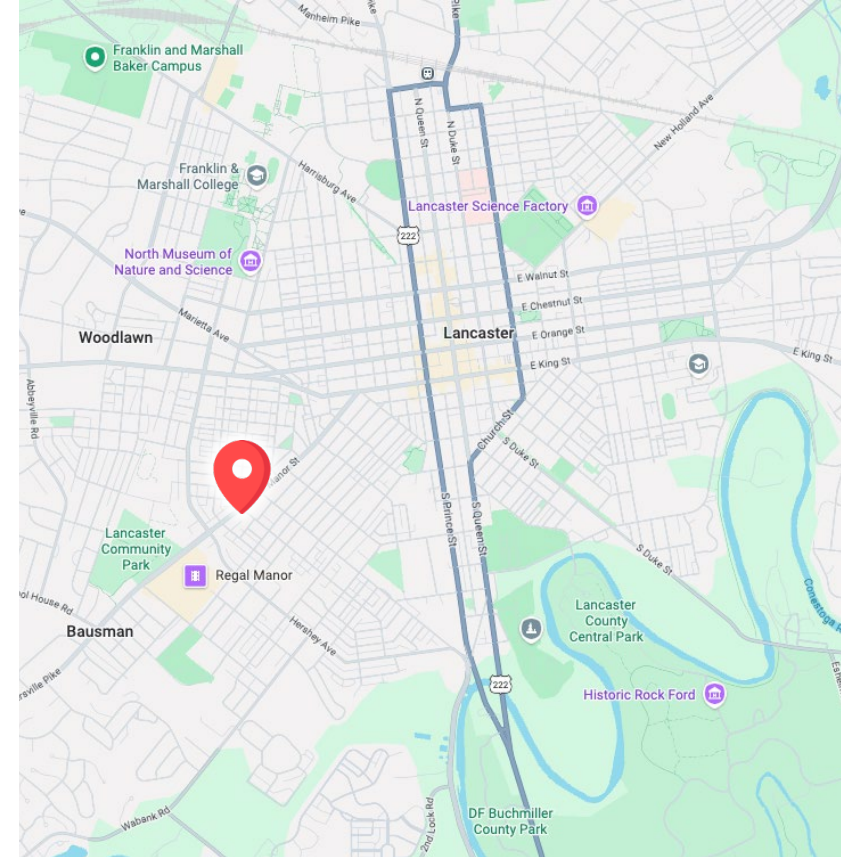
COMMERCIAL BROKERAGE. *Redefined.*

PROPERTY OVERVIEW

Rare opportunity to acquire or lease a freestanding commercial building at one of Western Lancaster City's most visible intersections. Situated at the signalized corner of Manor Street and Prospect Street, this 3,618 SF building offers exceptional exposure with combined traffic counts exceeding 20,700 vehicles per day making it an ideal destination for retail, service, or specialty users.

The property features a front showroom area complemented by a functional warehouse/storage component and a side loading dock, providing operational flexibility that few in-city commercial buildings can offer. Off-street parking and C-2 commercial zoning round out the package.

The surrounding trade area is densely populated, with over 30,000 residents within one mile and nearly 180,000 within five miles, ensuring a strong built-in customer base for virtually any permitted use.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	111,862	186,885	243,871
EMPLOYEES	55,324	91,909	115,981
AVERAGE HHI	\$102,455	\$115,759	\$122,028
HOUSEHOLDS	43,053	73,577	94,787

MARKET OVERVIEW

HAWTHORNE CENTRE
 Walmart * HOBBY LOBBY
 Panera BREAD MATTRESS FIRM
 five BEL'W FIVE GUYS BURGERS and FRIES Starbucks MISSION BBQ

PARK CITY CENTER
 Boscom's JCPenney
 Raymour & Flanigan ROUNDI HOLLISTER CALIFORNIA
 KOHL'S BAM! BOOKS-A-MILLION
 Buckle AÉROPOSTALE LOFT
 TORRID Bath Works H&M FAMOUS footwear

RED ROSE COMMONS
 PETSMART weis
 THE HOME DEPOT BARNES & NOBLE BOOKSELLERS BEST BUY
 =PEPBOYS= OfficeMax
 Burlington OLD NAVY HomeGoods

THE SHOPPES AT BELMONT
 Target DICK'S SPORTING GOODS ULTA
 CAVA NORDSTROM Michaels
 rack P.F. CHANG'S
 HARVEST PERSONAL ONLY & LOCAL
 Whole Foods carter's Starbucks JASON MILES Chick-fil-ck

Penn Medicine Lancaster General Health

THE CROSSINGS
 Wegmans NOTHING BUT CAKES Starbucks
 PIZZERIA LUCA honeygrow
 SHAKE SHACK MILLER'S ALE HOUSE

GOLDEN TRIANGLE
 DOLLAR TREE Marshalls
 BURGER KING Staples LAIFITNESS
 Walgreens Advance Auto Parts
 Great Clips

PITNEY ROAD PLAZA
 LOWE'S COSTCO WHOLESALE
 MATTRESS Warehouse BOB'S DISCOUNT FURNITURE

LIME SPRING SQUARE
 ALDI CHIPOTLE MOD
 FIREHOUSE SUBS Panera
 TURNING POINT SportClips Starbucks

STONE MILL PLAZA
 GIANT five BEL'W
 SUBWAY Great Clips
 The UPS Store TACO BELL

REGENCY SQUARE
 DOLLAR TREE
 MONRO AUTO SERVICE AND TIRE CENTERS
 goodwill pennsylvania DEPARTMENT OF TRANSPORTATION

Stauffers OF KISSEL HILL
 LIDL DQ
 Wheatland
 West Lancaster DUNKIN'

LINCOLN PLAZA
 LOWE'S CommunityAid
 First National Bank Auto Zone

MANOR SHOPPING CENTER
 weis REGAL
 CVS pharmacy Advance Auto Parts
 metro by T-Mobile McDonald's BURGER KING

SITE

WELLS FARGO

LANCASTER CENTRAL MARKET

Pizza Hut

Turkey Hill

Save a Lot

weis

BRIDGEPORT SC
 CVS pharmacy FINE WINE & GOOD SPIRITS
 SUBWAY

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

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Suite 409, Exton, PA 19341

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State College, PA 16803

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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.

