

2201 MARIETTA AVE





LANCASTER, PA | 17603

±8,500 VPD

±21,000 VPD

±10,500 VPD

±2,632 SF
FOR SALE

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
 POPULATION	79,912	187,985	246,667
 TOTAL EMPLOYEES	49,922	87,663	112,720
 AVERAGE HHI	\$115,893	\$118,956	\$122,422
 TOTAL HOUSEHOLDS	32,792	72,903	96,284



PROPERTY OVERVIEW

Positioned along the well-traveled corridor, **2201 Marietta Ave** in Lancaster features a 2,632 SF freestanding commercial building that offers an excellent owner-user or value-add investment opportunity. The property has strong visibility and convenient access to surrounding retail, residential neighborhoods, and major roadways, making it ideal for a variety of commercial uses. Currently, the building is partially occupied by a month-to-month tenant paying \$600 per month, providing immediate in-place income with flexibility for a future owner, along with a cell tower lease generating an additional \$2,650 annually. With stable baseline income and the ability to reposition, occupy, or re-lease at market rates, this property presents an opportunity for investors and business owners seeking a well-located asset in one of Lancaster’s established commercial corridors.

MARKET AERIAL



Bennett Williams

COMMERCIAL REAL ESTATE

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 Park, Suite 205
State College, PA 16803

NEW JERSEY OFFICE:

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

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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.

