

# 3 PARCELS **FOR SALE** IN LANCASTER

1935 Columbia Ave, Lancaster, PA 17603 • 9 Eisenhower Blvd, Lancaster, PA 17603 • 0 Wilson Ave Parking Lot, Lancaster, PA 17603



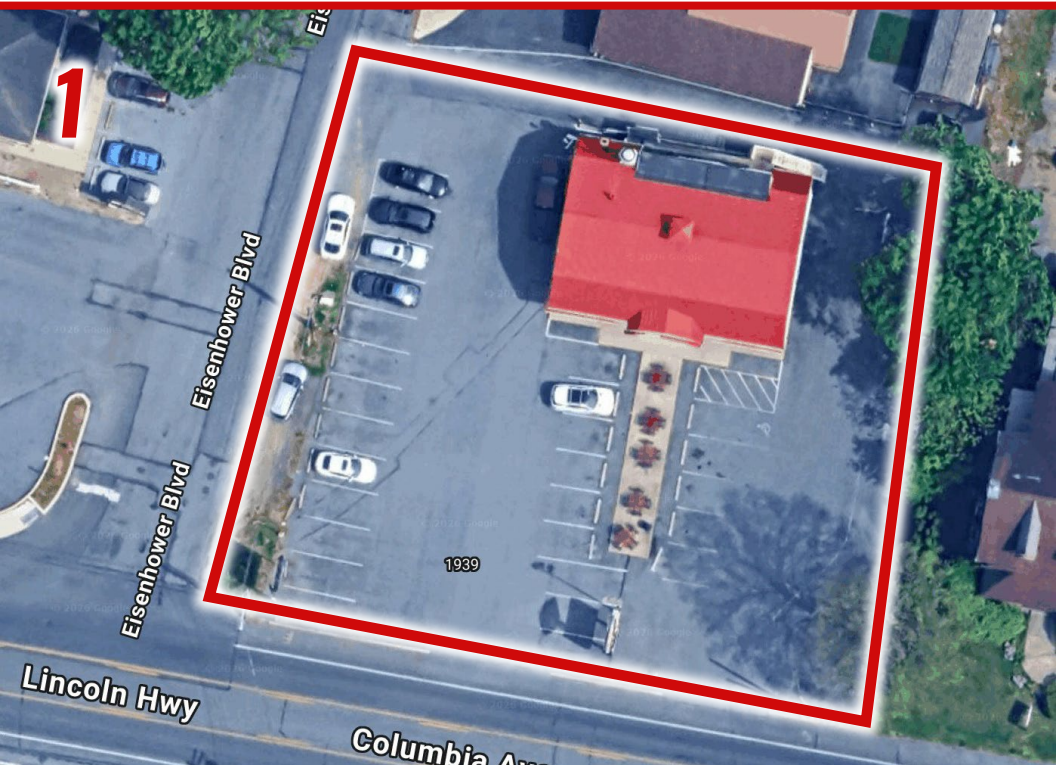
# Three-Parcel Assemblage | 1935 Columbia Ave, 9 Eisenhower Blvd & Wilson Ave

A rare opportunity to acquire a ±1.13-acre commercial assemblage along Columbia Avenue in East Hempfield Township. The offering consists of three contiguous parcels: a 4,454 SF retail/mixed-use building at 1935 Columbia Ave, a 1,976 SF commercial building at 9 Eisenhower Blvd and a ±0.41-acre parking lot on Wilson Avenue. Combined frontage of approximately 154 feet along one of Lancaster County's primary commercial corridors provides exceptional visibility and access.

All three parcels are zoned CBC - Community Business Center which supports a broad range of retail, restaurant, office, mixed-use, and redevelopment scenarios. The scale, frontage, and zoning flexibility of this assemblage make it a legitimate development site in a market where opportunities of this size along an established commercial corridor are uncommon. The existing improvements and short term tenants provide a flexible hold scenario while a buyer plans and pursues entitlements.

The property is offered as a package at a price to be disclosed upon request. Individual parcels are also available. Contact the listing brokers for details.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	94,548	181,075	245,305
EMPLOYEES	56,476	93,558	117,891
AVERAGE HHI	\$111,712	\$119,113	\$126,982
HOUSEHOLDS	38,361	71,194	96,717



## 1935 Columbia Ave, Lancaster, PA 17603

1935 Columbia Ave is a 4,454 SF two-story commercial building on ±0.42 acres along Columbia Avenue in East Hempfield Township. This is a well-located owner-occupant opportunity for a business looking to establish or expand on one of Lancaster County's most active commercial corridors. Adjacent parcels are also available individually or together - a ±0.30-acre commercial building at 9 Eisenhower Blvd and a ±0.41-acre parking lot on Wilson Avenue - bringing the total land area to ±0.72 acres with the Eisenhower parcel, ±0.83 acres with the parking lot, or ±1.13 acres if all three parcels are purchased together.

The building offers two floors of functional space. The ground floor configured for quick-service restaurant operations and the upper floor containing two residential apartments. CBC zoning supports a broad range of retail, restaurant, and commercial uses, giving a new owner flexibility to occupy, reconfigure, or reposition the space over time. Originally constructed in 1973 and renovated in 1984, the building is solid and well-suited for a variety of commercial users.

## 9 Eisenhower Blvd, Lancaster, PA 17603

1,976 SF single-story commercial building on  $\pm 0.30$  acres in East Hempfield Township, zoned CBC. Built in 1967, the building is well-suited for a church congregation looking for an established location or a small office user seeking a standalone building with good accessibility in the established commercial corridor of Columbia Avenue.

CBC zoning allows for a wide variety of commercial uses. The building is available for owner-occupant purchase. The two adjacent parcels are also available individually or together - the  $\pm 0.41$ -acre Wilson Avenue parking lot and the 1935 Columbia Ave commercial building on  $\pm 0.42$  acres - bringing the total land area to  $\pm 0.71$  acres with the parking lot,  $\pm 0.72$  acres with 1935 Columbia Ave, or  $\pm 1.13$  acres if all three parcels are acquired together.



## 0 Wilson Ave Parking Lot, Lancaster, PA 17603

$\pm 0.41$ -acre parcel on Wilson Avenue, zoned CBC, currently improved as a gravelled parking lot with an estimated capacity of 50–60 spaces. The site offers straightforward value as a parking facility serving the surrounding commercial corridor or as a development opportunity.

CBC zoning supports a range of commercial uses. The two adjacent parcels are also available individually or together - the 1,976 SF commercial building at 9 Eisenhower Blvd on  $\pm 0.30$  acres and the 1935 Columbia Ave commercial building on  $\pm 0.42$  acres - bringing the total land area to  $\pm 0.71$  acres with the Eisenhower parcel,  $\pm 0.83$  acres with 1935 Columbia Ave, or  $\pm 1.13$  acres if all three parcels are acquired together.



# MARKET OVERVIEW



# 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 Blvd, Suite 205  
State College, PA 16803

### NEW JERSEY OFFICE:

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

## LISTING AGENTS:



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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.

