

3130 COLUMBIA AVE

Lancaster, PA | 17603



±3,500 SF
FOR LEASE

**AMPLE PARKING
AND DOCK ACCESS**



MICHAEL SHEAFFER | BRAD ROHRBAUGH | CHAD STINE

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



COMMERCIAL BROKERAGE. *Redefined.*

PROPERTY OVERVIEW

3130 Columbia Ave, Lancaster, PA offers a 3,500 SF retail space for lease in Lancaster County. Positioned adjacent to Interiors Home, the property benefits from visibility, strong daily traffic counts, and convenient access from Columbia Avenue (US-30) ($\pm 72,000$ VPD). Surrounded by a dynamic mix of national and regional retailers, restaurants, service providers, and dense residential neighborhoods, this location provides exposure and a built-in customer base. The versatile floor plan is well suited for a variety of users seeking a location in Lancaster's thriving commercial market.

DEMOGRAPHICS

3 MILE

5 MILE

7 MILE

POPULATION

46,863

145,968

227,422

EMPLOYEES

26,638

78,347

108,610

AVERAGE HHI

\$137,917

\$116,877

\$123,191

HOUSEHOLDS

18,979

58,162

89,552

TRAFFIC COUNTS: Lincoln Hwy ($\pm 12,500$ VPD)



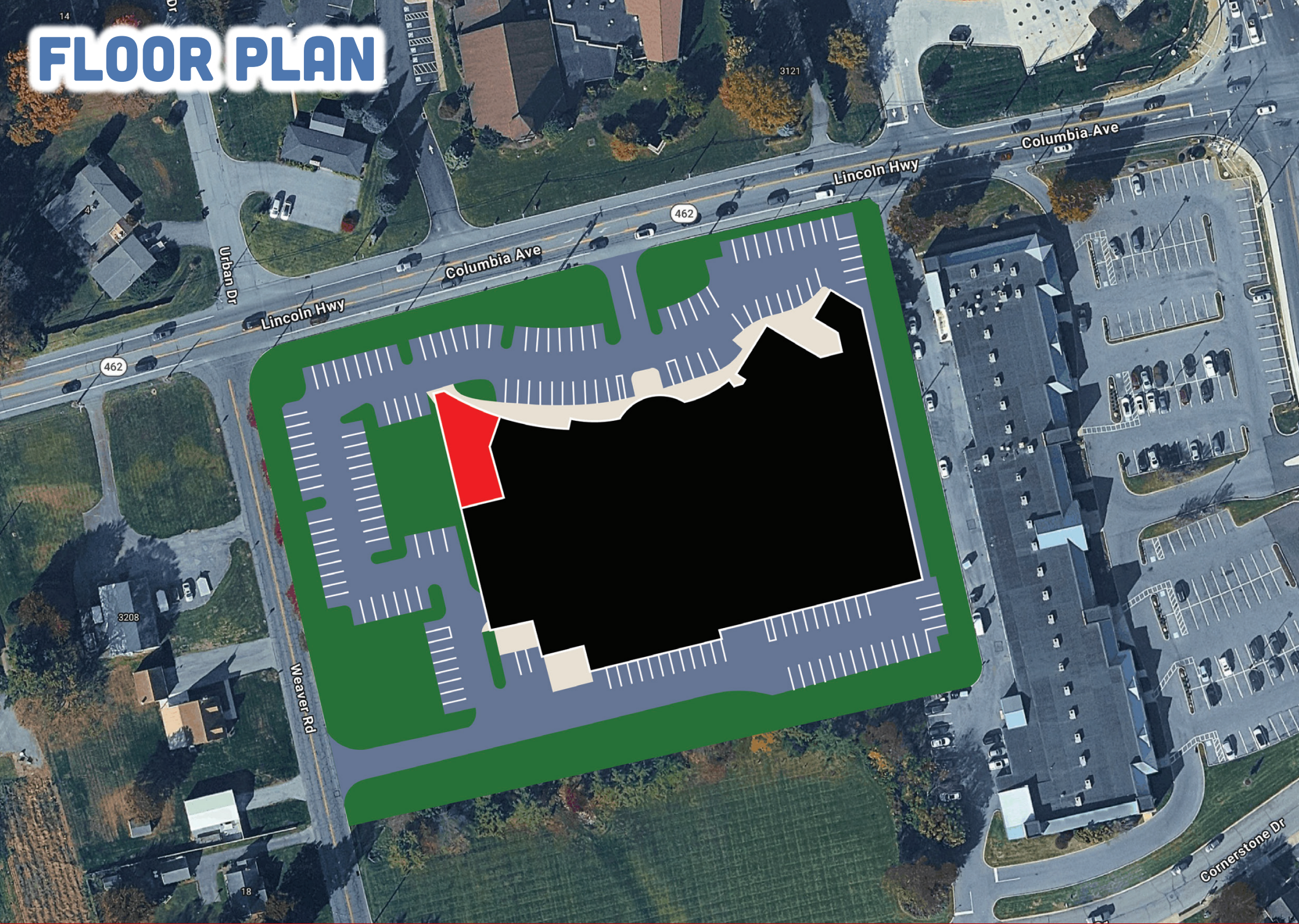
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FLOOR PLAN



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COUNTY OVERVIEW



POPULATION
564,256



MEDIAN HH INCOME
\$85,829



OF EMPLOYEES
290,048



MEDIAN AGE
39

Lancaster County

Lancaster County, Pennsylvania boasts a diverse and vibrant business climate, characterized by a mix of traditional industries and innovative ventures. Known for its rich agricultural heritage, the county is home to numerous farms and food producers, contributing to a thriving local food economy. Additionally, Lancaster County has seen significant growth in industries such as manufacturing, healthcare, and tourism. Its strategic location within the Northeast corridor and access to major transportation routes make it an attractive destination for businesses seeking to establish a presence in the region. Moreover, the county's strong sense of community and commitment to entrepreneurship foster a supportive environment for startups and small businesses. With a skilled workforce, robust infrastructure, and a range of economic development initiatives, Lancaster County continues to be a dynamic hub for business growth and innovation.



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ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK

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MARKET AERIAL



SITE



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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

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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.

