

202 S CHARLOTTE ST

Manheim, PA | 17545



±5,000 SF 2nd Floor
±3,000 SF 3rd Floor

FOR LEASE



JOSHUA MILLER | TOM TROCCOLI

For Leasing Information: 717.390.9858 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

PROPERTY OVERVIEW

Located above Zern's Beverage, a longtime fixture in downtown Manheim, and directly across from the Cat's Meow Restaurant, 202 S Charlotte offers two separate available spaces on the second and third floors, putting your business in the middle of a block the neighborhood already knows and frequents. The second floor is a largely open +/- 5,000-square-foot space with original wood floors and large windows, offering a clean slate for a range of uses. The third floor offers 2,000 square feet of finished space with a kitchenette and bathroom, plus an additional 1,000 square feet of adjacent unfinished space with exposed brick and wood beams. Each floor is served by access via stairwell and freight elevator, and eight on-site parking spaces are available for use during business hours - a practical advantage for staff and clientele in a walkable, well-trafficked downtown location.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
<i>POPULATION</i>	15,710	51,626	112,934
<i>EMPLOYEES</i>	5,390	20,565	45,916
<i>AVERAGE HHI</i>	\$117,264	\$140,632	\$139,171
<i>HOUSEHOLDS</i>	6,225	20,562	45,275



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MARKET OVERVIEW



MANHEIM CENTRAL
MIDDLE SCHOOL

DOE RUN
ELEMENTARY
SCHOOL

LITITZ

MANHEIM CENTRAL
HIGH SCHOOL



MILL 72 CAFE
AND ARTIFACE



TRUIST

Fulton Bank
LISTENING IS JUST THE BEGINNING.

SITE



verizon

MANHEIM SHOPPING CENTER

weis FINE WINE & GOOD SPIRITS

Rita's True Value CVS pharmacy Santander

DOLLAR GENERAL

THE BOOKING
HOUSE

Penn Medicine
Lancaster General Health

MANHEIM
AUTO AUCTION

GROCERY
OUTLET
bargain market



SHEETZ



LANCASTER



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ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

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Bennett Williams

COMMERCIAL REAL ESTATE



OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

EXTON OFFICE:

1 E. Uwchlan Ave.
Suite 409, Exton, PA 19341

NEW JERSEY OFFICE:

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

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
State College, PA 16803



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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 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.

