

797 E LANCASTER AVE

Downingtown, PA | 19335



±3,325 SF
FOR LEASE



BILL HESS | JAMES SCHMIDT

For Leasing Information: 610.321.1111 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

PROPERTY OVERVIEW

Positioned along Lancaster Avenue in Downingtown, this former medical office offers a highly visible end-cap opportunity within an established professional plaza. The property is surrounded by a strong mix of office, retail, residential housing, and well-regarded schools, providing an attractive combination of daytime population and nearby consumers. Its prominent end-cap position, convenient location, and proximity to established amenities make this an ideal opportunity for medical, professional, office, or service-oriented users.

DEMOGRAPHICS

3 MILE

5 MILE

7 MILE

POPULATION

41,306

102,996

194,418

EMPLOYEES

22,710

46,726

91,904

AVERAGE HHI

\$166,189

\$184,103

\$178,783

HOUSEHOLDS

16,506

39,484

72,146

E Lancaster Ave (±19,353 VPD)



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MARKET OVERVIEW



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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

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.

