±1,200 SF AVAILABLE

FOR LEASE



40 S CHARLOTTE STREET

MANHEIM, PA 17545

ADAM HAGERMAN | CALE BRUSO | BRAD ROHRBAUGH | CHAD STINE

FOR LEASING INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT WWW.BENNETTWILLIAMS.COM

ACTIVE MEMBER OF: RETAIL BROKERS NETWORK

COMMERCIAL BROKERAGE. *Redefined.*

PROPERTY OVERVIEW

Located in the heart of downtown Manheim, 40 S Charlotte St offers approximately ±1200 SF of commercial space in a walkable, established borough setting. The property sits just south of Manheim's central business district and Market Square, with surrounding retail, restaurants, professional services, and residential neighborhoods providing a built-in customer base. Downtown Manheim has an active mix of locally owned businesses and commercial uses, with nearby properties offering retail, office, service, and creative-space opportunities. The space provides an opportunity for a variety of office, retail, service, or other neighborhood-oriented uses seeking a location in Lancaster County. Its central Manheim location also provides convenient access to major routes connecting the borough with Lancaster, Lititz, Mount Joy, and surrounding communities.

POPULATION
3 MILE- 15,793
5 MILE- 46,355
7 MILE- 108,483

EMPLOYEES
3 MILE- 5,472
5 MILE- 16,723
7 MILE- 41,608

AVERAGE HHI
3 MILE- $115,807
5 MILE- $138,460
7 MILE- $138,289

HOUSEHOLDS
3 MILE- 6,265
5 MILE- 18,409
7 MILE- 43,550





INTERIOR

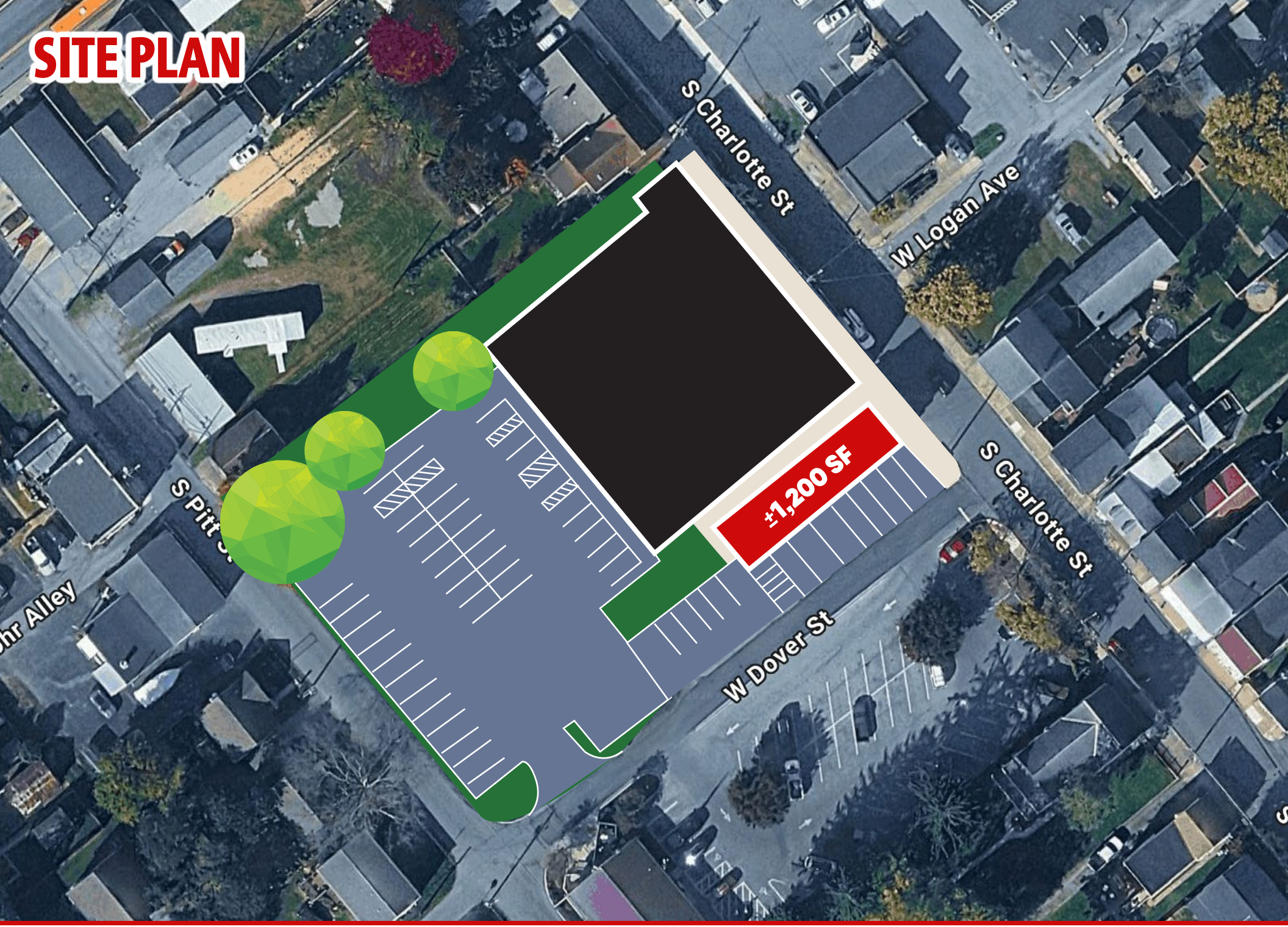








SITE PLAN



MAKRET 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

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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.

RETAIL BROKERS NETWORK

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