



1119 MANHEIM PIKE | LANCASTER, PA | 17601



ERNIE GARCIA

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



COMMERCIAL BROKERAGE. *Redefined.*

PROPERTY OVERVIEW

A unique and rare opportunity to own two buildings on one parcel in Manheim Township, with direct frontage on Manheim Pike and 15 on-site parking spaces. Zoned I-2 Industrial, the property offers flexibility for an owner-user, an investor, or a combination of both – occupy one building while leasing the other for additional income.

The front building has been recently and fully renovated, offering prime, move-in-ready condition for a turnkey tenant or owner-user.

Excellent location with great visibility along one of the township's main commercial corridors. Freestanding properties with two buildings on a single parcel rarely come available in Manheim Township, especially at a list price starting in the \$300s.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	118,523	197,453	258,147
EMPLOYEES	69,214	103,241	129,160
AVERAGE HHI	\$112,335	\$126,694	\$127,306
HOUSEHOLDS	47,411	77,473	101,882



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MARKET OVERVIEW

CHELSEA SQUARE

weis **chico's**
Talbots **JOS. A. BANK**

GRANITE RUN SQUARE

PLATO'S CLOSET **KFC** **Rita's**
TAYLOR CHIP

PARKVIEW PLAZA

T.J. MAXX **JOANN** **CRUNCH**

HAWTHORNE CENTRE

Walmart **FIVE BELOW** **MISSION BBQ** **Panera Bread**
HOBBY LOBBY

THE SHOPPES AT BELMONT

DICK'S Sporting Goods **Target** **ULTA** **WHOLE FOODS**
Nordstrom Rack **Michaels** **carter's** **MOD** **HARVEST**

LANCASTER SC

GIANT **Advance! Auto Parts** **PRIMANTI BROS.** **TRUIST** **Starbucks** **PET SUPPLIES PLUS**

PITNEY ROAD PLAZA

LOWE'S **MATTRESS Warehouse** **BOB'S FURNITURE**

COSTCO WHOLESALE

PARK CITY MALL

Boscov's **JCPenney** **KOHL'S** **ROUND1** **BONEFISH GRILL** **UFC GYM** **H&M** **BJ's** **LONGHORN STEAKHOUSE** **LUSH** **Apple** **MICHAEL KORS**

RED ROSE COMMONS

THE HOME DEPOT **weis** **PEPBOYS** **BARNES & NOBLE** **PETSMART** **OfficeMax** **PartyCity** **Durlington** **HomeGoods** **OLD NAVY** **BEST BUY**

SITE

GOLDEN TRIANGLE SC

Marshalls **DOLLAR TREE** **Advance! Auto Parts** **Staples** **Great Clips** **AMERICAN FREIGHT FURNITURE - MATTRESS**

McDonald's

SHEETZ



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



LISTING AGENTS:



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CONTACT US

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REPRESENTATION

TENANT
REPRESENTATION

INVESTMENT
SALES

PROPERTY
MANAGEMENT



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.

