

1 W CHESTNUT STREET

LANCASTER, PA 17603

SITE

\$18-23/SF NNN

±2,790 SF

FOR LEASE



BLAKE SHAFFER | CAIT COURTNEY | BRAD ROHRBAUGH | CHAD STINE
FOR LEASING INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT WWW.BENNETTWILLIAMS.COM



COMMERCIAL BROKERAGE. *Redefined.*

PROPERTY OVERVIEW

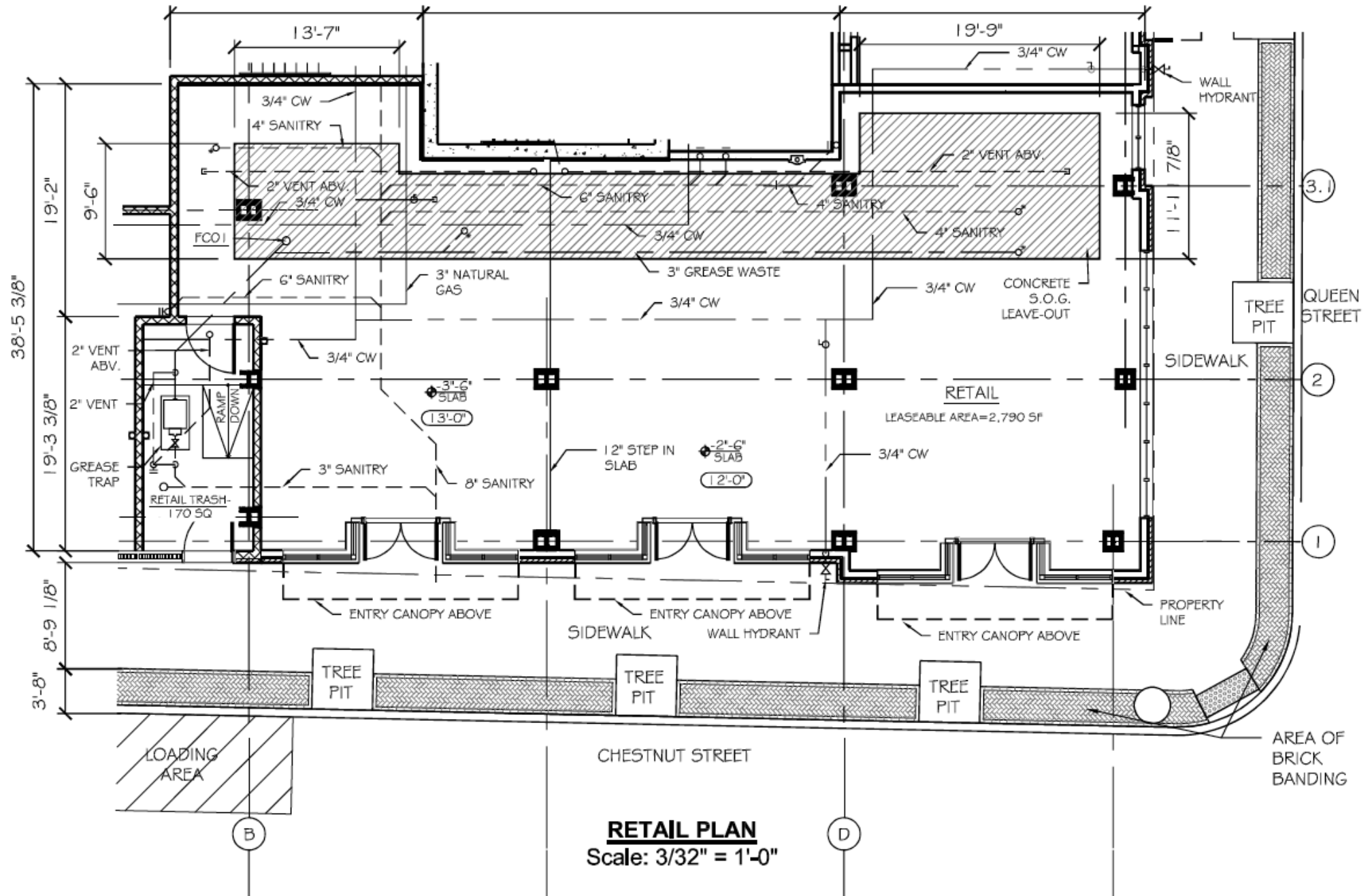
Located in the heart of Downtown Lancaster, 1 W Chestnut St offers 2,790 SF of retail/commercial space within a modern mixed-use development. The property is surrounded by popular restaurants, shops, entertainment, and cultural attractions, with Lancaster Central Market and other major downtown destinations just minutes away. 142 residential units are located directly above this retail space, offering consumers quick access for customers and residents alike.

- Water, sewage, electric, natural gas, & trash available

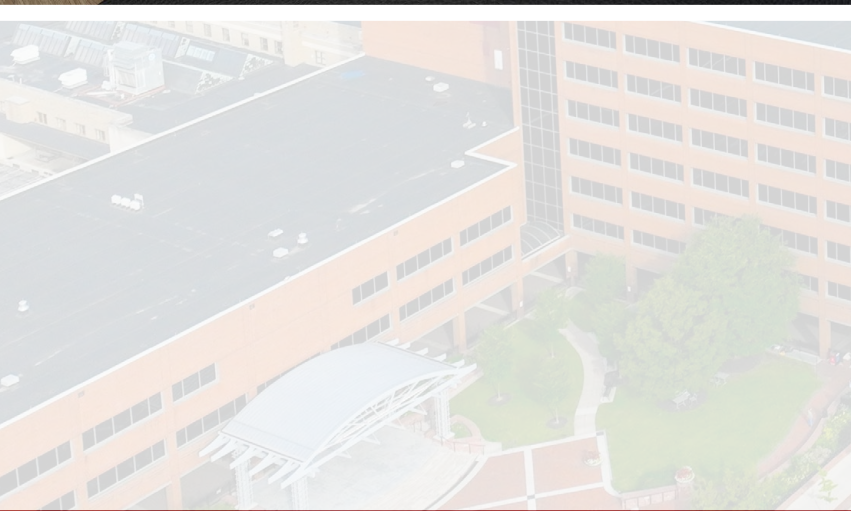
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	50,468	113,325	195,261
EMPLOYEES	23,659	64,163	100,096
AVERAGE HHI	\$87,426	\$108,081	\$121,954
HOUSEHOLDS	19,857	44,620	77,446



FLOOR PLAN - VANILLA SHELL DELIVERY



RENDERINGS



MARKET OVERVIEW

Map of Lancaster, PA, showing the downtown area. Key locations labeled include:

- Streets:** E James St, E Lemon St, E Madison St, E Walnut St, E Chestnut St, E Marion St, E Orange St, E Grant St, E King St, N Market St, N Christian St, N Duke St, N Cherry St, N Lime St, N Plum St, N Shippen St, N Concord St, N Mulberry St, N Arch St, N Water St, N Queen St, N Chestnut St, N Orange St, N Grant St, N King St, W James St, W Lemon St, W Madison St, W Walnut St, W Chestnut St, W Marion St, W Orange St, W Grant St, W King St, New Holland Ave, Tobacco Ave, E Fulton St, E Marion St, E Orange St, E Grant St, E King St, S Duke St, S Shippen St, S Howard Ave, S John St, S Locust St.
- Businesses and Landmarks:**
 - LEMON STREET MARKET
 - CVS pharmacy
 - THE CANDY FACTORY
 - SWEETISH CANDY
 - LANCASTER MEDICAL HERITAGE MUSEUM
 - CITY VIEW APARTMENTS
 - LANCASTER BREWING COMPANY
 - OUR TOWN BREWERY
 - LANCASTER DENTAL ARTS
 - ENDO CAFE LANCASTER
 - HOUSE OF PIZZA
 - QUEEN STREET BISTRO
 - BROOKLYN PIZZA GRILL & PASTA
 - LANCASTER BEIGNET COMPANY
 - AD Pennsylvania College of Art & Design
 - LANCASTER MUSEUM OF ART
 - LANCASTER PUBLIC LIBRARY
 - LANCASTER ART VAULT
 - LANCASTER DISPENSING COMPANY
 - LANCASTER SPORTS BAR
 - LANCASTER CIGAR BAR
 - LANCASTER CENTRAL MARKET
 - FULTON ELEMENTARY SCHOOL
 - ZOOTROPOLIS CINEMA STILLHOUSE
 - NOOKS
 - MULBERRY ART STUDIOS
 - FULTON THEATRE
 - Firestone
 - Starbucks
 - Holiday Inn
 - TurkeyHill
 - Calloloo
 - Mavis Discount Tire
 - Fine Wine & Good Spirits
- Other:** A red arrow points to a location labeled **SITE** on Queen Street, between Chestnut and Orange streets.

MARKET OVERVIEW

PARKVIEW PLAZA

TJ-maxx

HAWTHORNE CENTRE

Walmart five BELOW
MISSION BBQ
HOBBY LOBBY
Panera Bread

THE SHOPPES AT BELMONT

DICK'S Sporting Goods
Target
ULTA
Whole Foods Market
rack
Michaels
carter's
MOD
HARVEST

LANCASTER SHOPPING CENTER

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

PITNEY ROAD PLAZA

LOWE'S
MATTRESS Warehouse
BOB'S DISCOUNT FURNITURE

PARK CITY MALL

Boscov's
JCPenney
KOHLS
BOWLING & AMUSEMENT
ROUND1
BONEFISH GRILL
UFC GYM
H&M
BJ's RESTAURANT BREWHOUSE
LONGHORN STEAKHOUSE EXPRESS
LUSH
MICHAEL KORS

RED ROSE COMMONS

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

GOLDEN TRIANGLE SC

Marshall's
DOLLAR TREE
Advance Auto Parts
Staples
Great Clips
AMERICAN FREIGHT FURNITURE - MATTRESS

MANOR SHOPPING CENTER

weis
Ruby Tuesday
BIG LOTS
McDonald's
T Mobile
CVS pharmacy
Fulton Bank
SALLY BEAUTY

STONE MILL PLAZA

GIANT
SUBWAY
TACO BELL

SITE

metro by T-Mobile

McDonald's

MARRIOTT LANCASTER PENN SQUARE

Pizza Hut

planet fitness

Bausman

LANCASTER CITY HISTORIC DISTRICT

Lancaster

McDonald's

Starbucks

PNC BANK

McDonald's

McDonald's

McDonald's

McDonald's

McDonald's

McDonald's

McDonald's

McDonald's

Lancaster General Health

Merrill Lynch

PNC BANK

Starbucks

Starbucks

Starbucks

Starbucks

Starbucks

Starbucks

Starbucks

Starbucks

Starbucks

Starbucks

Starbucks

LANCASTER COUNTY YOUTH INTERVENTION CENTER

weis

CVS pharmacy

SUBWAY

FINE WINE & GOOD SPIRITS

Little Caesars

MAJIK

DOLLAR GENERAL

PNC

WELLS FARGO

BURGER KING

WELLS FARGO

BURGER KING

COSTCO WHOLESALE

McDonald's

SHEETZ

Conestoga Woods

Conestoga Woods

Conestoga Woods

Conestoga Woods

Conestoga Woods

Conestoga Woods

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ZONING

KEY X = PERMITTED BY RIGHT
S = PERMITTED BY SPECIAL EXCEPTION
C = PERMITTED AS CONDITIONAL USE

Use	R1	R2	R3 (1)	R4 (1)	RO	MU	CB1	CB	C1	C2	C3	CM	SM
Beer or other alcoholic beverage retail store, for off-premises consumption (which may be combined with sale of other beverages and snacks)						S	S	S		S			
(a) Up to 10,000 square feet of floor area											X	X	
(b) Up to 25,000 square feet of floor area													
Building and home improvement equipment, furnishings, landscaping, and supplies							S						
(a) Up to 50,000 square feet of floor area						S		X		S	X	X	X
(b) Without size restriction													
Convenience store/mini-market — up to 7,000 square feet of floor area(2)											S	X	
(a) With gasoline sales						S	S	S	X	X	X		
(b) Without gasoline sales												X	
Drive-through restaurant													
Eating and drinking establishment, excluding drive-through restaurant(3)			S						S				
(a) Up to 1,200 square feet of floor area				S	S					S			
(b) Up to 3,000 square feet of floor area						S	X	X			X		X
(c) Without size restriction											X		X
Farm equipment											X		
Firearms and accessories store										X		X	
Fireworks sales									X	X	X		
Fuel and ice dealer										S	X	X	
Gasoline stations/service station, excluding convenience store													

Use	R1	R2	R3 (1)	R4 (1)	R0	MU	CB1	CB	C1	C2	C3	CM	SM
Gourmet/specialty food store													
(a) Up to 1,200 square feet of floor area			S	S									
(b) Up to 3,000 square feet of floor area					S				X				
(c) Up to 10,000 square feet of floor area						X	X	X		X			
(d) Without size restriction						S	S	S			X		
Grocery/general store, excluding gasoline/ service station(2)													
(a) Up to 1,200 square feet of floor area			S	S									
(b) Up to 3,000 square feet of floor area					S				X				
(c) Up to 10,000 square feet of floor area						X	X	X		X	X		
Liquor store — See “beer or other alcoholic beverage store”													
Motor vehicle, marine and aircraft accessory store													
(a) Up to 50,000 square feet of floor area							S					X	
(b) Without size restriction						S		X	X	X	X		
Motor vehicle, marine and aircraft sales, new or used													
(a) Up to 100,000 square feet of lot area												X	
(b) Without size restriction											X		
Pawn shop											S		
Pet store						S	X	X	S	S	X		
Pharmacy													
Secondhand/consignment furniture store						S	X	S	S	X	X		
Supermarket, over 10,000 square feet of floor area(2)						S	S	S		S	X		
Vending cart or truck(4)			S	S	S	S	X	X	X	X	X	X	X
Wholesale/retail discount warehouse store(5)											X		X

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

LISTING AGENTS:



Blake Shaffer

bshaffer@bennettwilliams.com



Cait Courtney

ccourtney@bennettwilliams.com



Brad Rohrbaugh

brohrbaugh@bennettwilliams.com



Chad Stine

cstine@bennettwilliams.com

CONTACT US

717.843.5555 | www.bennettwilliams.com

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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.

