1935 COLUMBIA AVENUE

LANCASTER, PA 17603



±2,500 SF FOR LEASE
with drive thru

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

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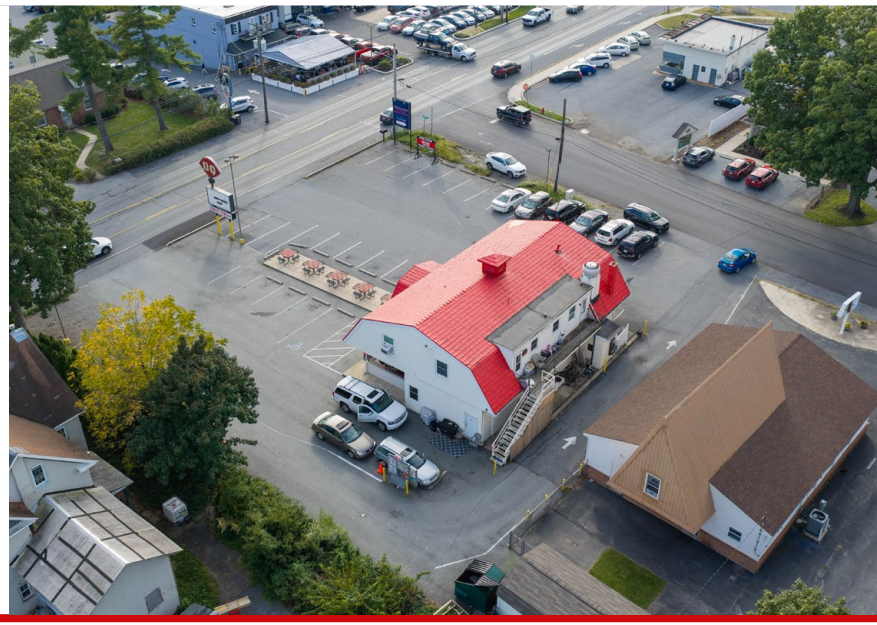




DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	94,548	181,075	245,305
EMPLOYEES	56,476	93,558	117,891
AVERAGE HHI	$111,712	$119,113	$126,982
HOUSEHOLDS	38,361	71,194	96,717

PROPERTY OVERVIEW

1935 Columbia Ave offers an opportunity for restaurant, retail, or service-oriented users along the highly traveled Columbia Avenue corridor in Lancaster. The freestanding ±2,500 SF building provides an existing restaurant layout and prominent visibility, making it well suited for a variety of concepts seeking a recognizable location in an established commercial area. Surrounded by a strong mix of national and local retailers, restaurants, residential neighborhoods, and daily-needs businesses, the property benefits from consistent traffic and convenient access to the greater Lancaster market. The 2nd gen configuration provides an excellent opportunity for a new operator to capitalize on an established food-service location while adapting the space to their specific concept.



MARKET OVERVIEW



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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.

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