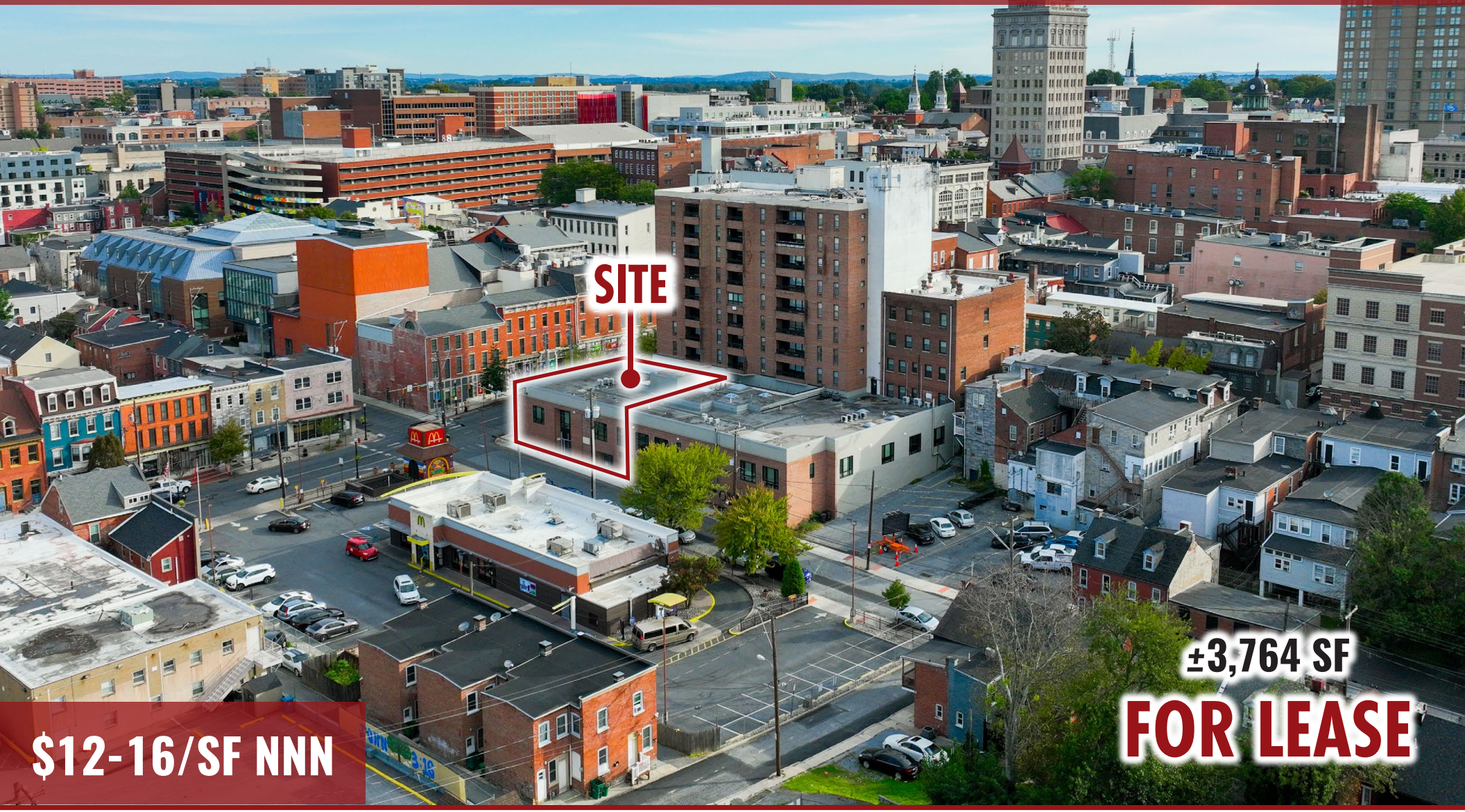
110 W KING STREET

LANCASTER, PA 17603



BW **BLAKE SHAFFER | CAIT COURTNEY | BRAD ROHRBAUGH | CHAD STINE**
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ACTIVE MEMBER OF: RETAIL BROKERS NETWORK

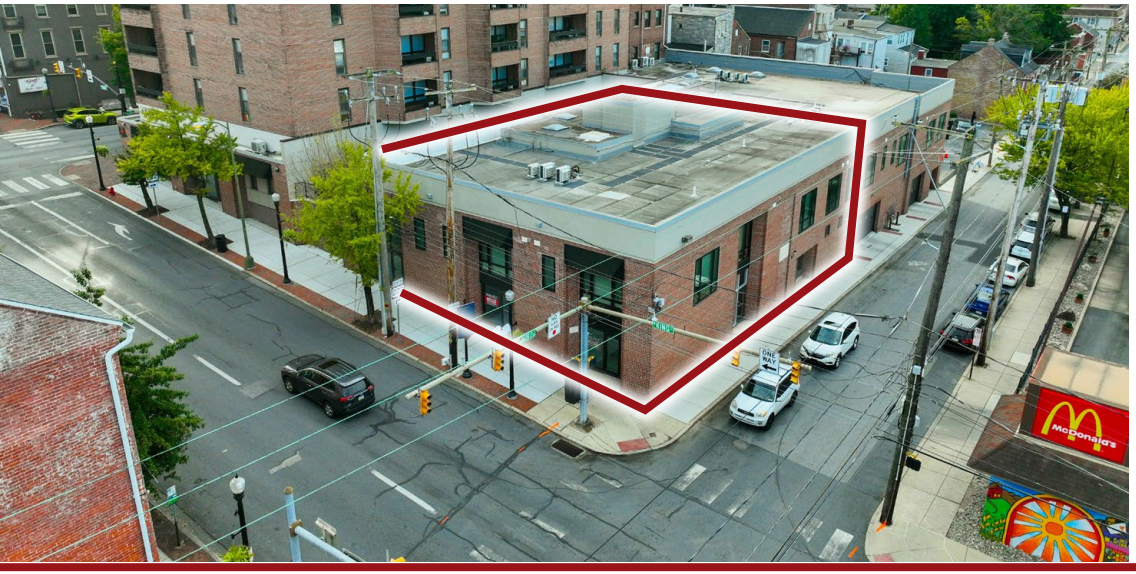
COMMERCIAL BROKERAGE. *Redefined.*

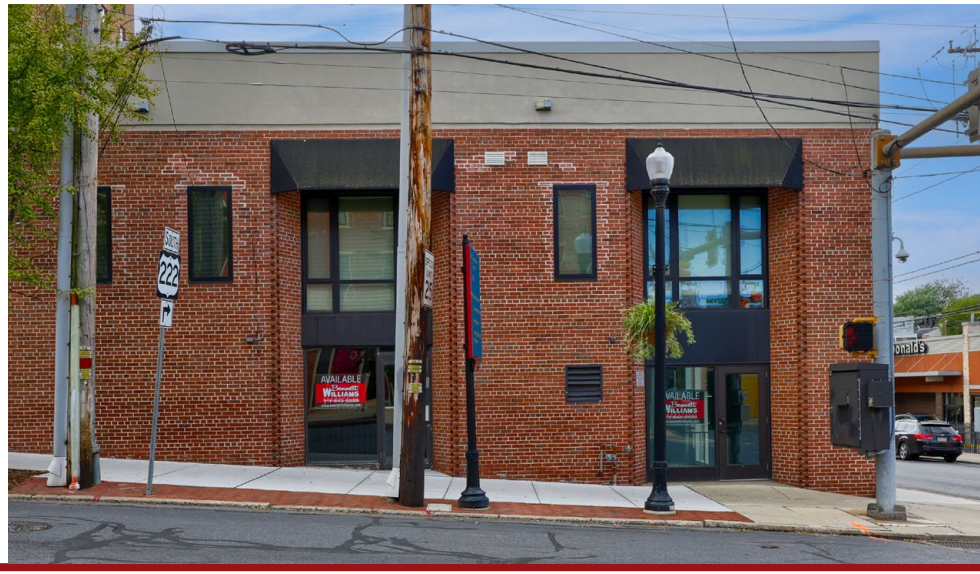
PROPERTY OVERVIEW

Located in the heart of Downtown Lancaster, 110 W King St offers 3,764 SF of retail/ commercial space with King Street frontage. The property is surrounded by restaurants, shops, entertainment, and cultural attractions, with Lancaster Central Market and other downtown destinations nearby. Its highly walkable location and strong visibility make it well-suited for a variety of retail, service, office, or commercial uses. 92 residential units located directly above the Premises allowing for countless customers just a short distance away.

- Water, sewage, electric, & 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





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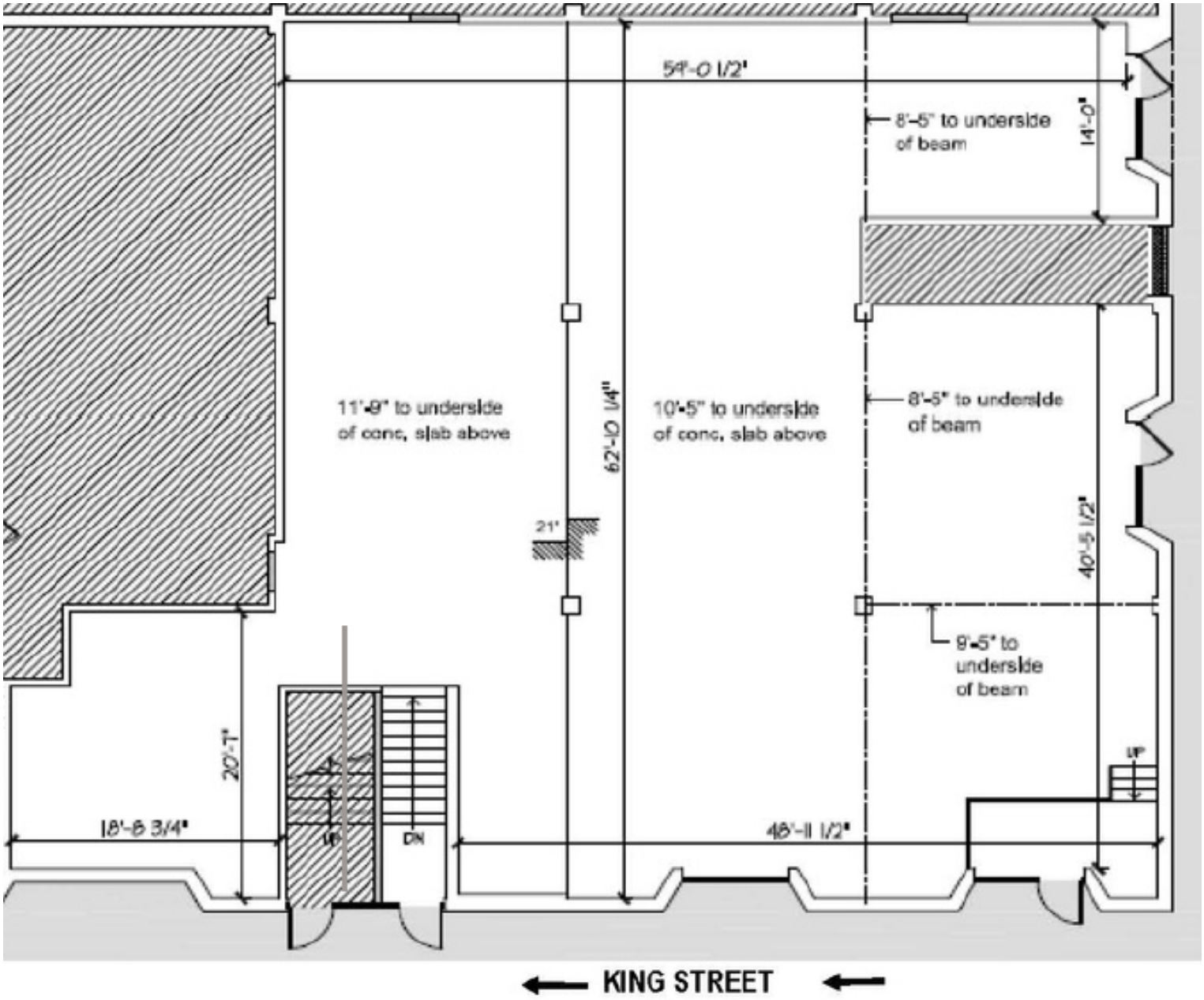
FLOOR PLAN - VANILLA SHELL DELIVERY



RENDERING

MARKET OVERVIEW

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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)	RO	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

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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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