

110 W KING STREET

LANCASTER, PA 17603



\$12-16/SF NNN

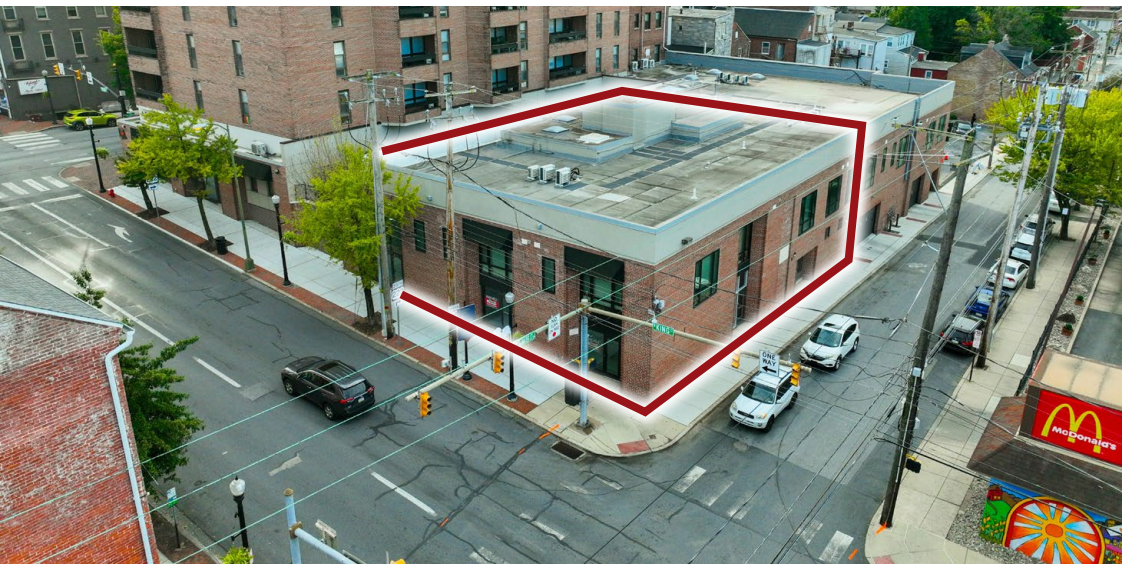
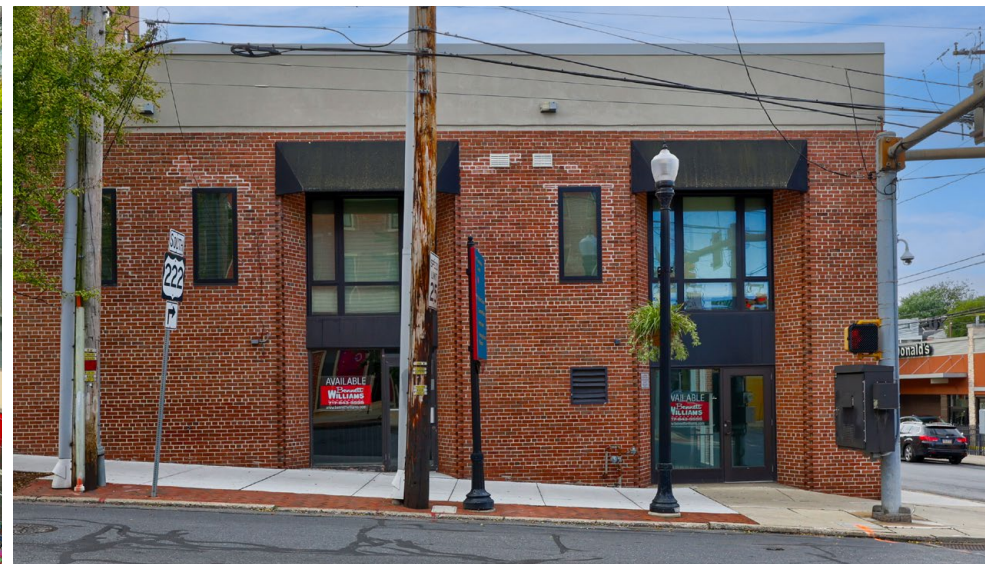
**±3,764 SF
FOR LEASE**

PROPERTY OVERVIEW

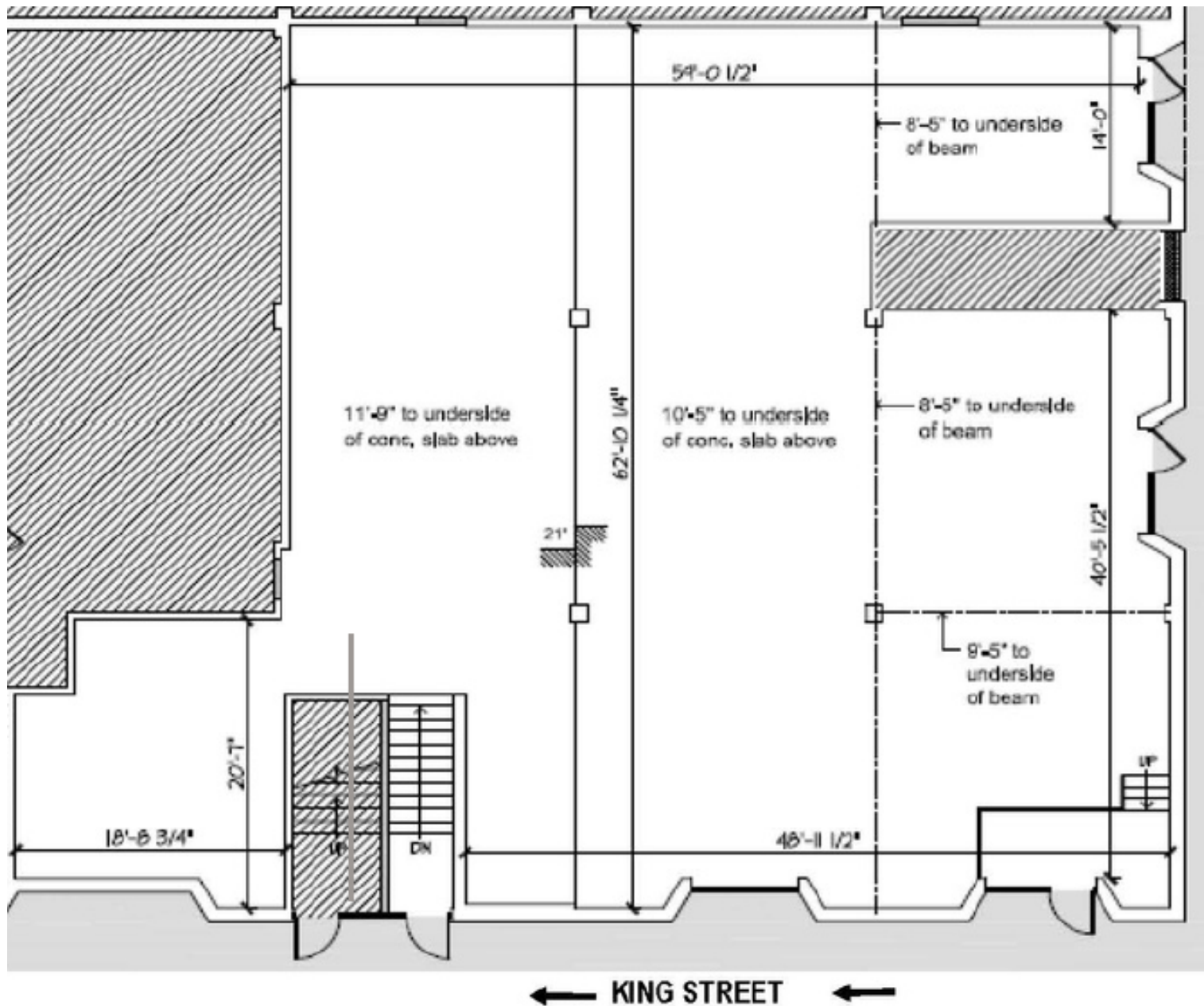
Located in the heart of Downtown Lancaster, 110 W King St offers 3,764 SF of retail/commercial space with King Street frontage. The property is surrounded by restaurants, shops, entertainment, and cultural attractions, with Lancaster Central Market and other downtown destinations nearby. Its highly walkable 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



FLOOR PLAN - VANILLA SHELL DELIVERY



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



COMMERCIAL BROKERAGE. *Redefined.*

RENDERING



BLAKE SHAFFER | CAIT COURTNEY | BRAD ROHRBAUGH | CHAD STINE
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MARKET OVERVIEW

PARKVIEW PLAZA

TJ-maxx **CRACK**

HAWTHORNE CENTRE

Walmart **five BELOW** **MISSION BBQ** **Panera Bread**
HOBBY LOBBY **STARBUCKS**

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

RED ROSE COMMONS

THE HOME DEPOT **weis** **PEPBOYS** **BARNES & NOBLE** **PETSMART**
OfficeMax **PartyCity** **Durham's** **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

Little Caesars **WELLS FARGO** **BURGER KING**
MAJIK **DOLLAR GENERAL** **PNC**

LANCASTER COUNTY YOUTH INTERVENTION CENTER

Fulton Bank

Pizza Hut

Planet Fitness

Bausman

McDonald's

metro by T-Mobile

Starbucks

PNC BANK

Merrill Lynch

Lancaster General Health

CLIPPER MAGAZINE STADIUM

MAVIS DISCOUNT TIRE

McDonald's

SHEETZ

weis

CVS pharmacy

SUBWAY

FINE WINE & GOOD SPIRITS

MARRIOTT LANCASTER PENN SQUARE

Starbucks

PNC BANK

Merrill Lynch

Lancaster General Health

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MARRIOTT LANCASTER PENN SQUARE

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

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

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LANDLORD
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.

