

2969 LINCOLN HWY E

EAST LAMPETER TOWNSHIP, PA | 17529



±27,789 SF AVAILABLE

FOR SALE/LEASE

PROPERTY HIGHLIGHTS

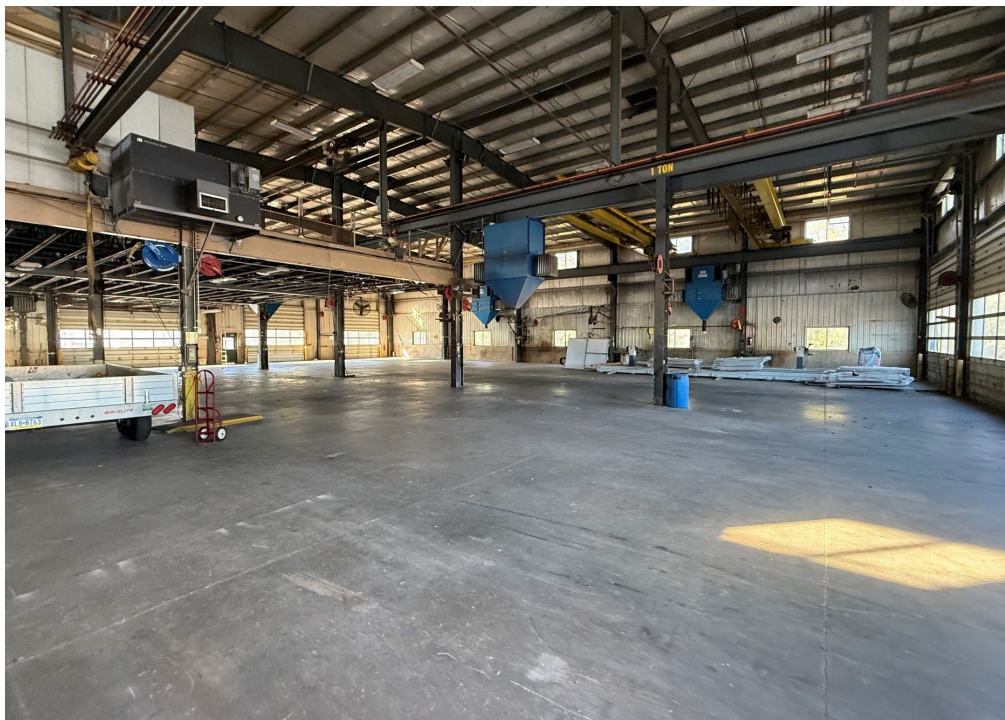
Building 1

- 24,789 SF
- Zone Village Commercial
- 22,000 cars per day - ADT
- Most retail uses are by right
- Manufacturing is allowed by right
- 7,500 SF showroom and office
- 16,175 SF shop/manufacturing space
- Includes 12,500 floor space and 3,724 SF steel and concrete mezzanine
- 1,164 SF office and conference room
- Clear height of 28'
- Three 5-ton cranes, three 1-ton cranes
- 21' under the crane
- Heavy power 480 V
- 9 overhead doors
- Air lines throughout the manufacturing space
- Large outside display and parking field

Building 2

- 3,000 SF
- 17' clear height
- Wash bay
- Three overhead doors
- 2- cranes

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	10,260	29,699	73,662
EMPLOYEES	5,439	13,113	35,406
AVERAGE HHI	\$112,525	\$117,126	\$121,372
HOUSEHOLDS	3,524	10,305	26,889



MARKET OVERVIEW



Lincoln Square



The Shops @ Rockvale



MILLER'S
SMORGASBORD

DIENNER'S COUNTRY
RESTAURANT



SITE



JEFF HERR | JEFFREY HERR

FOR PROPERTY INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT WWW.BENNETTWILLIAMS.COM



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STATE COLLEGE OFFICE:

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NEW JERSEY OFFICE:

236 E. Route 38, Suite 130
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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.

