2975 LINCOLN HWY E

EAST LAMPETER TOWNSHIP, PA | 17529



3.28 ACRES
FOR SALE/LEASE

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

ACTIVE MEMBER OF: RETAIL BROKERS NETWORK

COMMERCIAL BROKERAGE. *Redefined.*

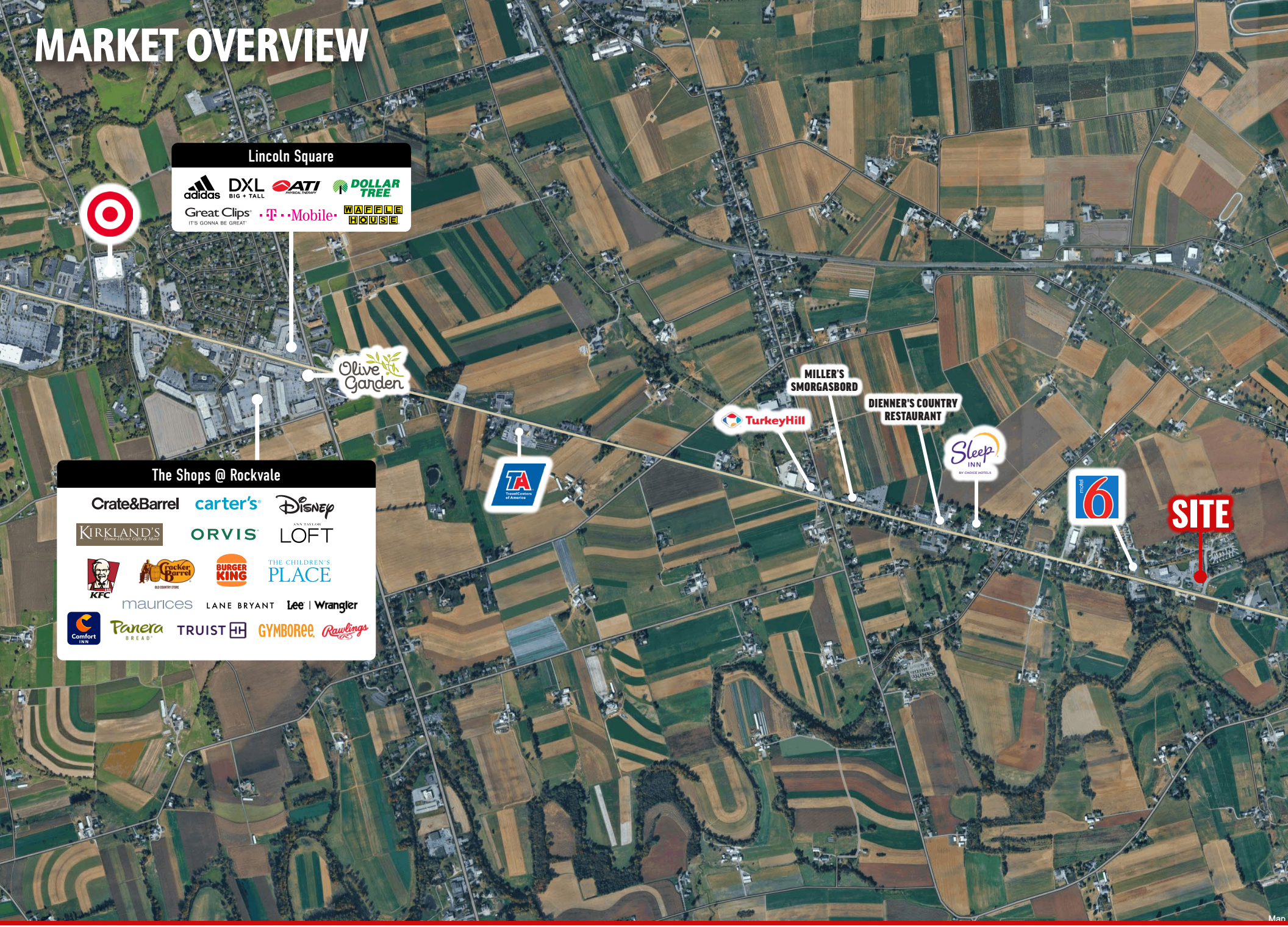
PROPERTY HIGHLIGHTS

- 3.28 acres
- Zoned Village Commercial
- Most retail uses allowed by right
- Excellent visibility from Route 30
- 22,000 cars per day- ADT
- Excellent potential for signage
- Excellent potential for outdoor display and sales area
- Manufacturing also allowed by right
- Full movement access to Route 30 (Lincoln Highway East)
- Stormwater basin already in place
- Turning lane in Route 30 already in place
- Large macadamed parking field already in place
- Sidewalks along Route 30 already in place
- 2,700 SF metal building with office, restroom and overhead doors
- 14' clear height
- Two 12' high overhead doors

DEMOGRAPHICS	10 MIN	15 MIN	20 MIN
POPULATION	15,523	47,311	108,182
EMPLOYEES	8,780	24,677	48,541
AVERAGE HHI	$113,909	$123,348	$123,524
HOUSEHOLDS	5,271	16,579	39,034



MARKET OVERVIEW



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

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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.

RETAIL BROKERS NETWORK

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