WEST ROSEVILLE RD • LANCASTER, PA • 17601



Nearby Retailers

at home The Home Décor Superstore · Clean Eatz · DUNKIN' · ALDI · Walmart

±.44 - 4.148 ACRES
FOR LEASE

BW BLAKE SHAFFER | CALE BRUSO | BRAD ROHRBAUGH | CHAD STINE
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Property Overview

Now available for lease, this expansive parcel of vacant land along West Roseville Road in Lancaster, PA offers a versatile opportunity for a variety of commercial uses. Featuring convenient access from West Roseville Road and close proximity to major roadways, the property is well-positioned for businesses seeking a strategic location in the Lancaster market. With ample acreage and flexible zoning, the site offers exciting potential for future development and a range of business opportunities.





DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	86,654	186,207	264,572
EMPLOYEES	59,897	102,280	132,464
AVERAGE HHI	$136,042	$127,749	$127,025
HOUSEHOLDS	35,472	74,008	104,106



Location Overview

The property is ideally situated near several of Lancaster's key retail, commercial, and residential destinations. Park City Center, one of the area's premier shopping destinations, is just a short distance away, providing access to an established retail corridor and consistent consumer activity. The surrounding area also features a strong residential presence and convenient connections to major roadways, offering accessibility for a variety of potential business uses. This strategic location provides an opportunity for businesses to establish a presence in a well-connected and active Lancaster market.

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Site Plan



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Market Aerial - low



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Market Aerial - high



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COMMERCIAL REAL ESTATE

OUR LOCATIONS:

YORK OFFICE:
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York, PA 17402

LANCASTER OFFICE:
150 Farmington Lane, Suite 201
Lancaster, PA 17601

EXTON OFFICE:
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Suite 409, Exton, PA 19341

STATE COLLEGE OFFICE:
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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.

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