THE LOFTS AT STEHLI SILK MILL

701 MARTHA AVE • LANCASTER, PA • 17601









±1,605 SF - 7,245 SF | FOR LEASE

CALE BRUSO | BRAD ROHRBAUGH | CHAD STINE
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COMMERCIAL BROKERAGE. *Redefined.*

PROPERTY OVERVIEW

The Lofts at Stehli Silk Mill presents a commercial leasing opportunity within the redeveloped historic Stehli Silk Mill property in Lancaster, PA. The development combines the character of the original industrial buildings with updated site improvements, offering space suitable for restaurant, brewery, entertainment, and other commercial uses.

Two freestanding buildings are available for lease, including the former Boiler Plant (±5,100 SF) and Mill 21 (±6,815–7,290 SF). Conceptual layouts illustrate potential restaurant and brewery uses, featuring dining areas, bar seating, private dining rooms, and outdoor patio space. The property's historic brick architecture, large windows, and industrial character provide a distinctive setting for prospective tenants.

Located along Martha Avenue, the property benefits from proximity to Lancaster City, surrounding residential neighborhoods, and established retail corridors. Nearby destinations include Park City Mall, Shoppes at Belmont, Red Rose Commons, and several other regional shopping centers. The site also offers convenient on-site parking and access to the surrounding Lancaster market.





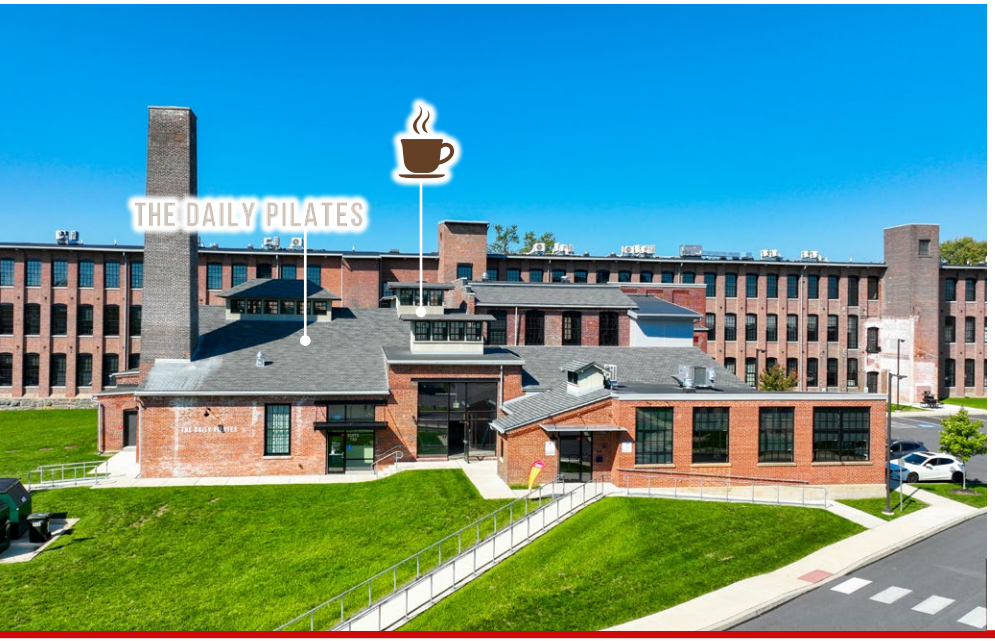


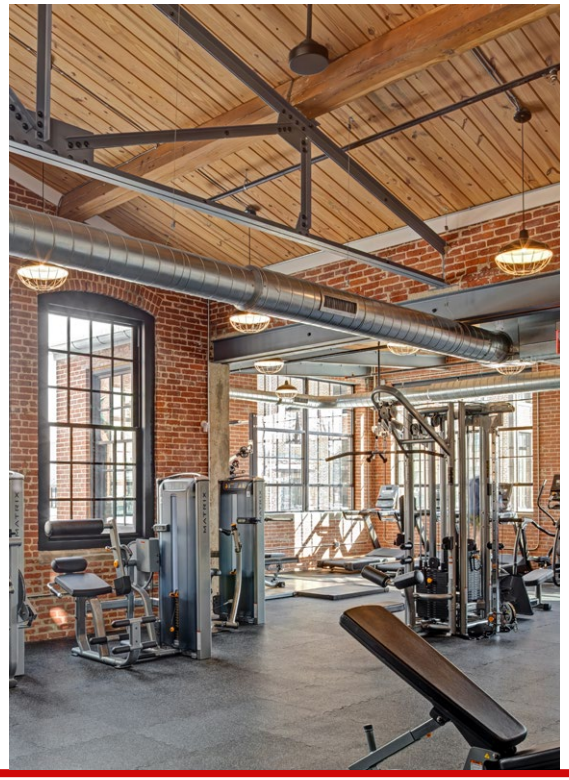
DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	110,060	188,092	253,083
EMPLOYEES	66,352	102,714	128,595
AVERAGE HHI	$112,369	$125,082	$127,649
HOUSEHOLDS	43,367	74,393	99,529

BOILER PLANT (±5,155 SF)







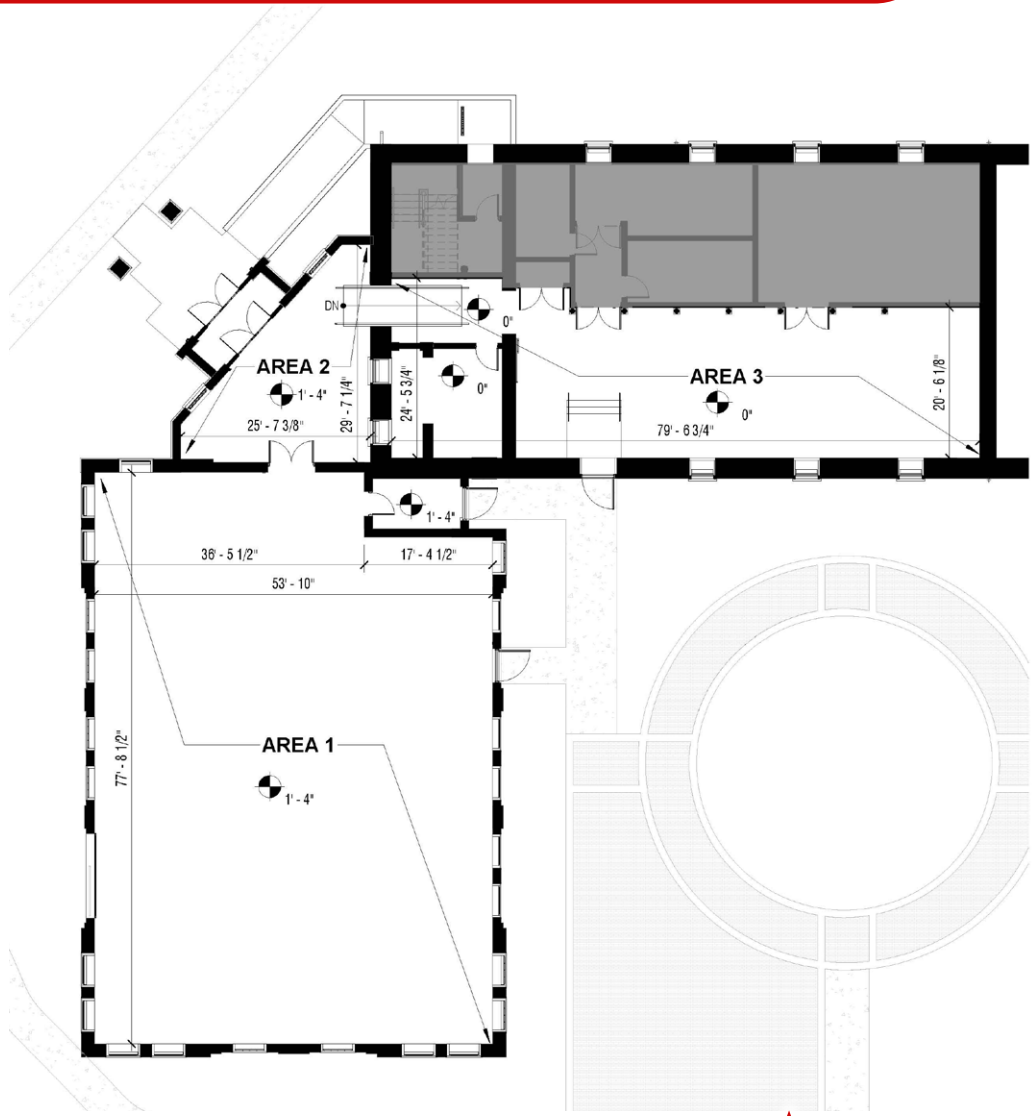




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MILL 20-21, MILL 1 (±7,245 SF)



- Free access to the existing outdoor patio and lawn spaces
- Would have right to build an additional patio along the road frontage, in front of the building, accessed through the existing garage door (which could be modified accordingly)







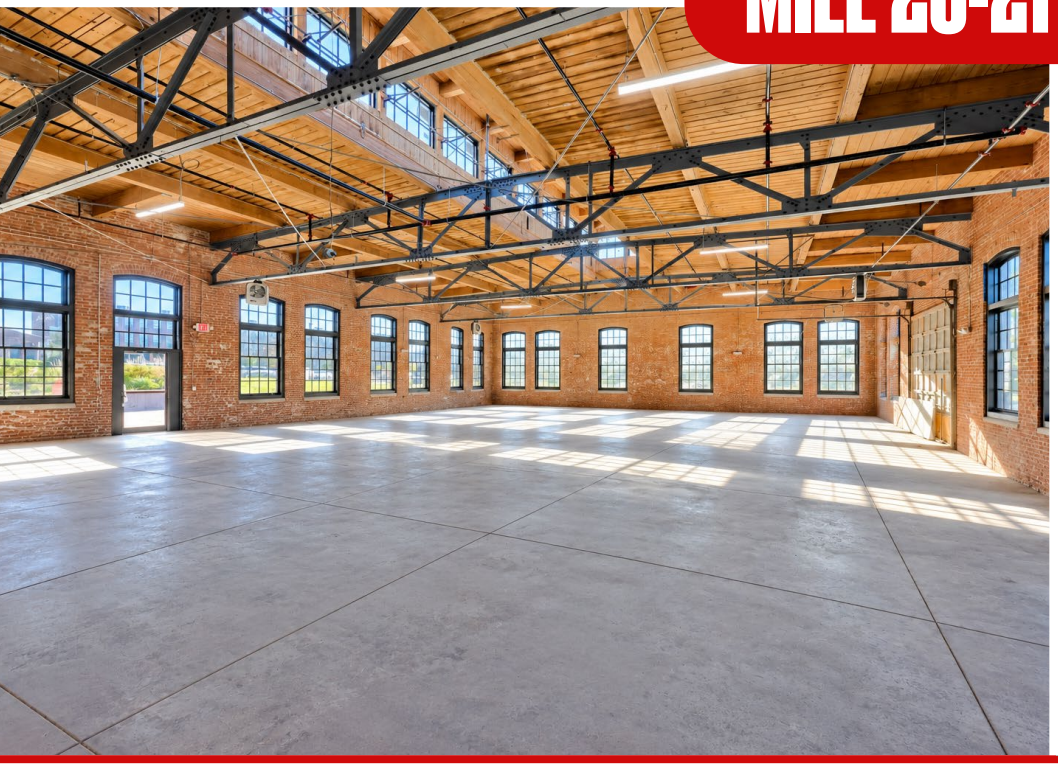
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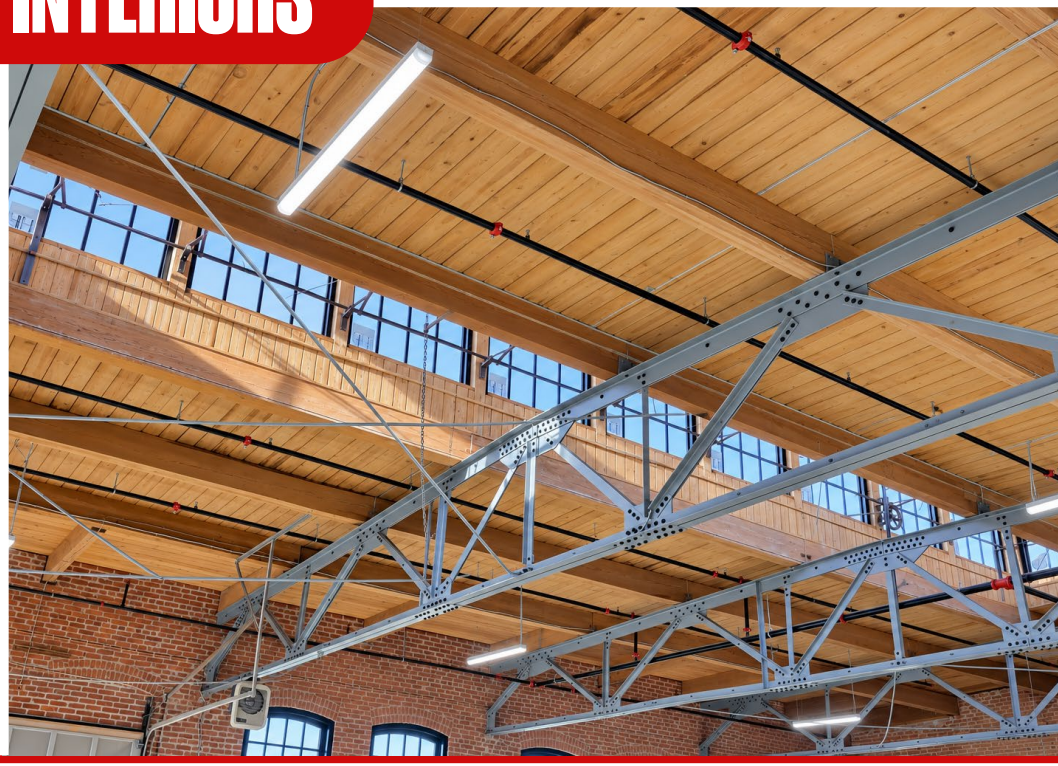
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MILL 20-21 INTERIORS

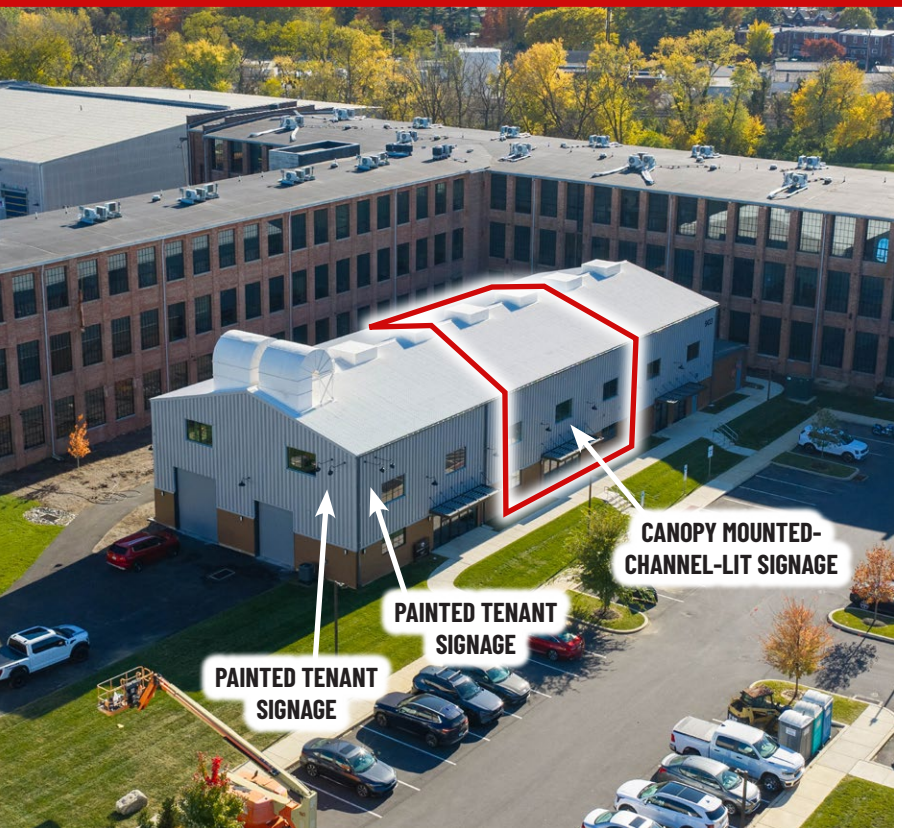




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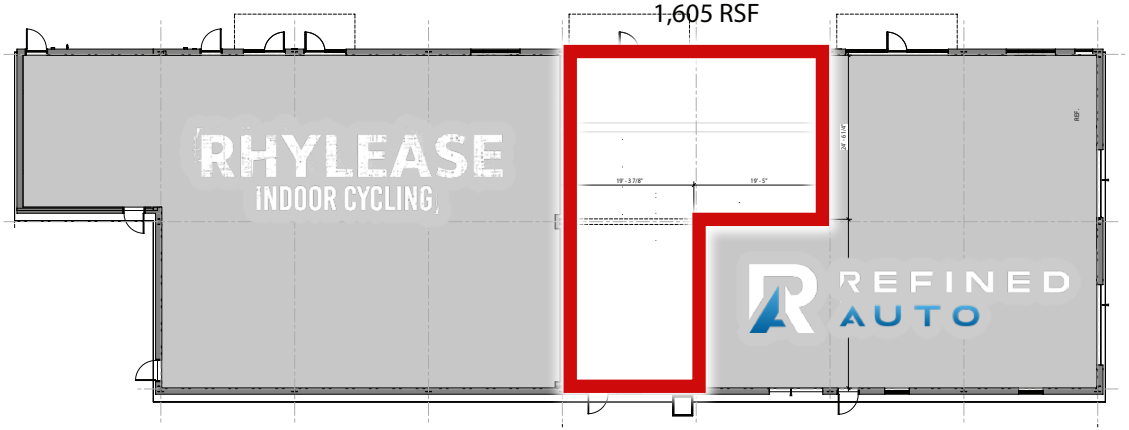
903 MARSHALL AVE - METAL BUILDING (±1,605 - 2,105 SF)





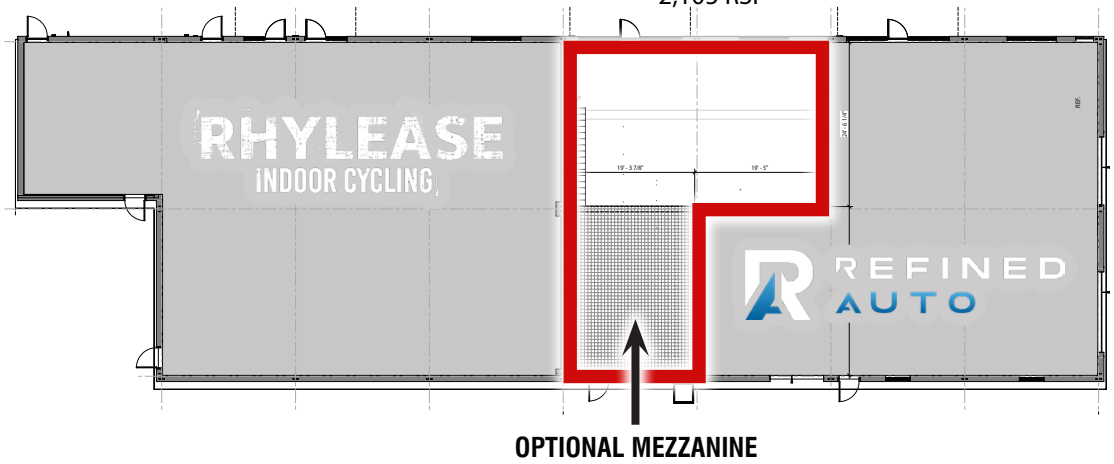
OPTION A:

RENTABLE SQUARE FOOTAGE:
1,605 RSF



OPTION B:

RENTABLE SQUARE FOOTAGE:
2,105 RSF



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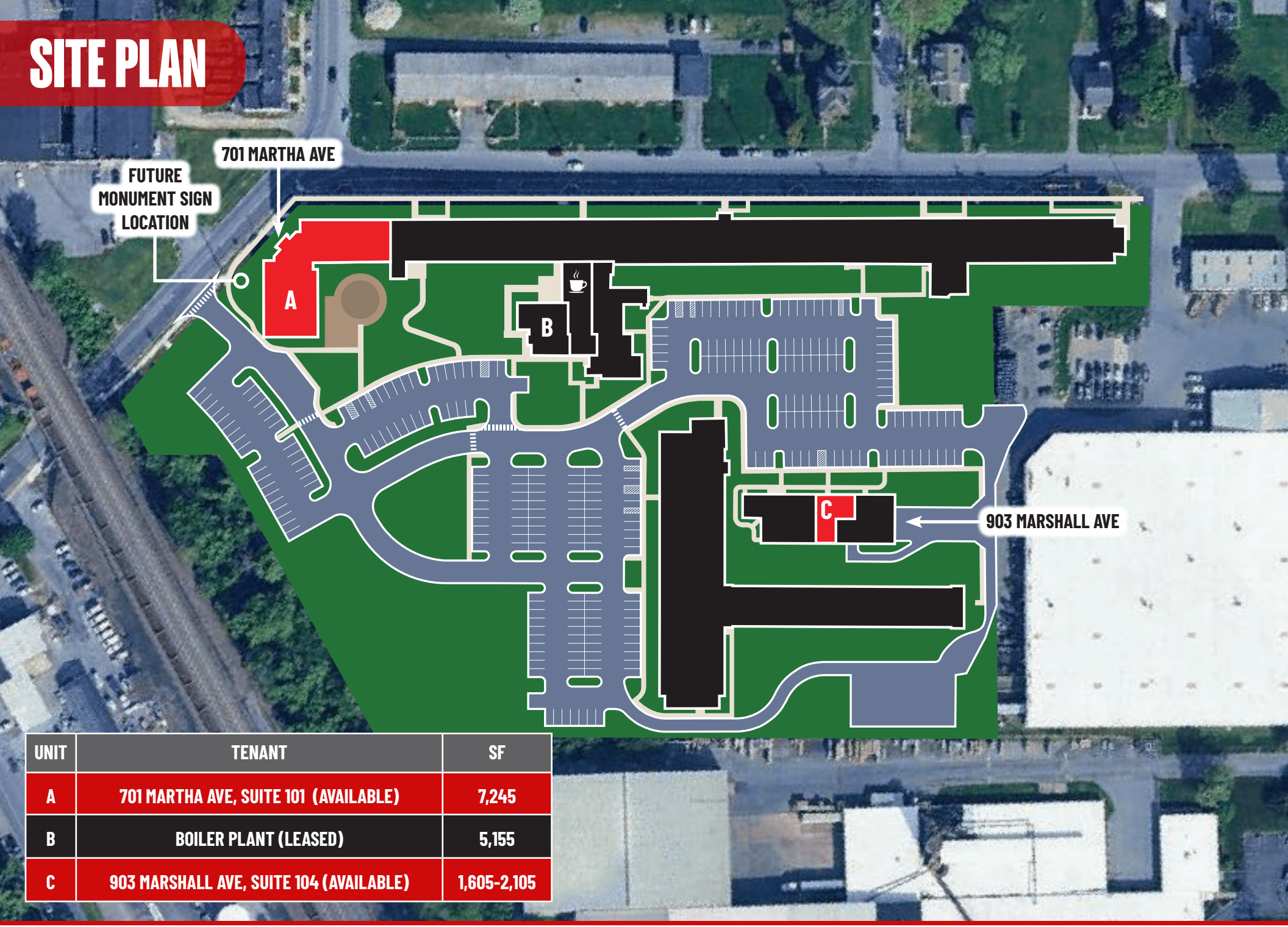


903 MARSHALL AVE
METAL BUILDING INTERIORS





SITE PLAN



UNIT	TENANT	SF
A	701 MARTHA AVE, SUITE 101 (AVAILABLE)	7,245
B	BOILER PLANT (LEASED)	5,155
C	903 MARSHALL AVE, SUITE 104 (AVAILABLE)	1,605-2,105

MARKET OVERVIEW



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State College, PA 16803

NEW JERSEY OFFICE:
236 E. Route 38, Suite 130
Moorestown, NJ 08057

LISTING AGENTS:



Cale Bruso
cbruso@bennettwilliams.com



Brad Rohrbaugh
brohrbaugh@bennettwilliams.com



Chad Stine
cstine@bennettwilliams.com

STEHLI SILK MILL EST. 1897

CONTACT BENNETT WILLIAMS
717.843.5555 | www.bennettwilliams.com

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