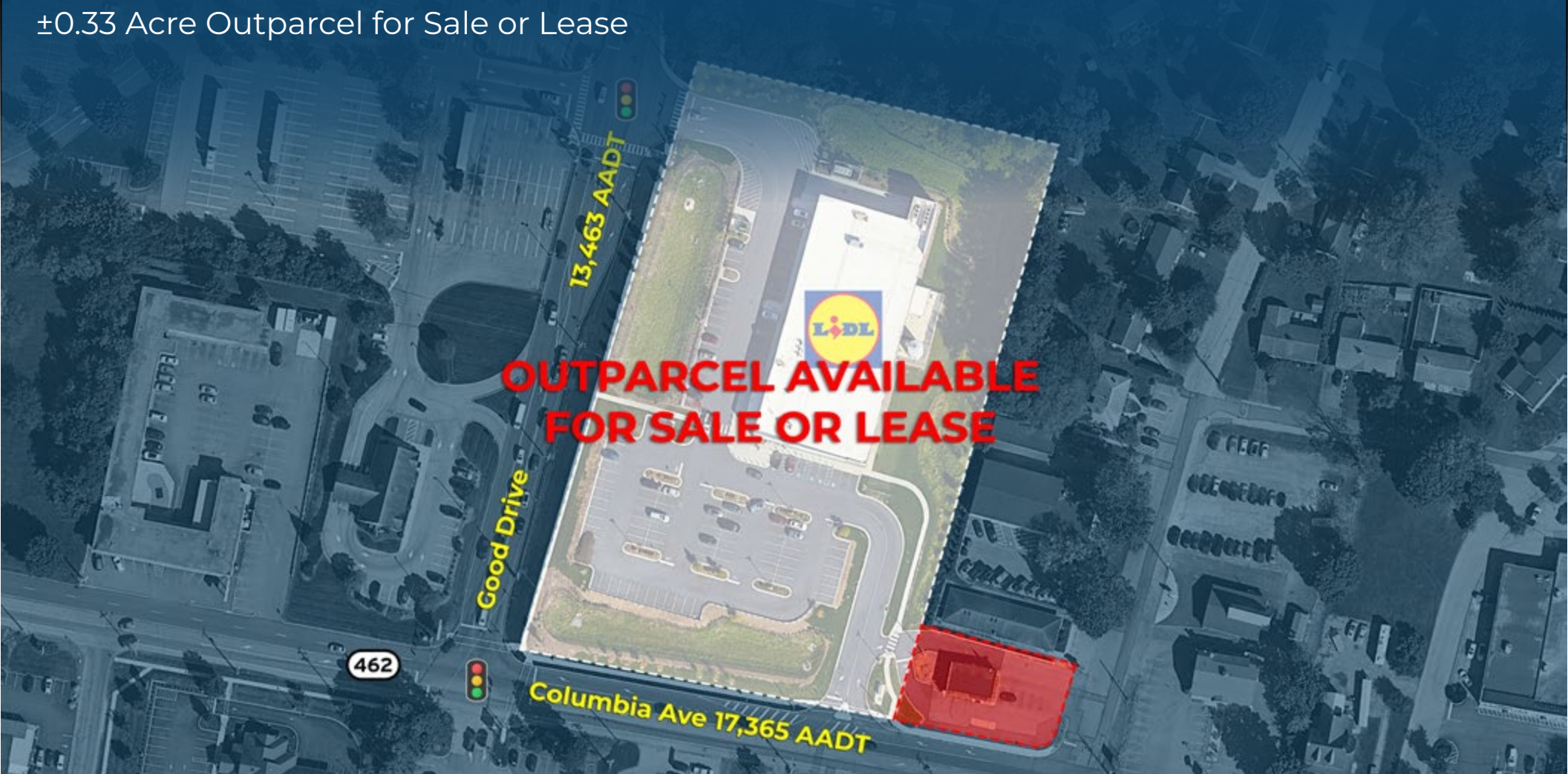


2001 Columbia Avenue

Lancaster, PA 17603

±0.33 Acre Outparcel for Sale or Lease

NOW ON THE MARKET!



**OUTPARCEL AVAILABLE
FOR SALE OR LEASE**



Corporate Office
224 St. Charles Way, Suite 290
York, PA 17402
Conshohocken Office
100 Front Street, Suite 560
West Conshohocken, PA 19428

Questions? Contact Us.



Greg Jones
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p. 610-234-6491
c. 484-948-5217

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Highlights

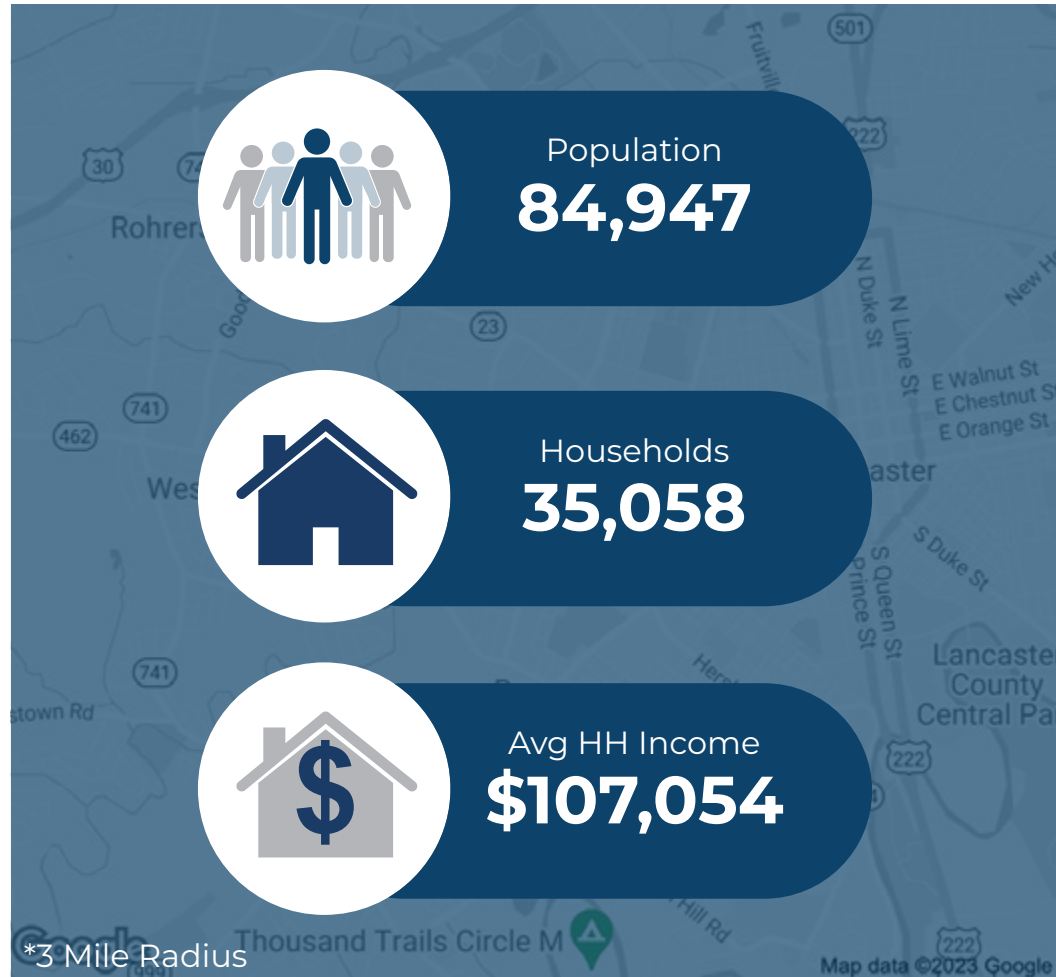
- Pad site available for development in front of a high volume grocery store
- Strong traffic counts with over 17,000 AADT
- Shadow anchored retail along Columbia Avenue

JOIN



Demographic	1 Mile	3 Miles	5 Miles
Population	7,588	84,947	174,188
Households	3,284	35,058	68,655
Avg HH Income	\$113,498	\$107,054	\$110,546

Traffic Count Columbia Avenue (Route 462) 17,365 AADT



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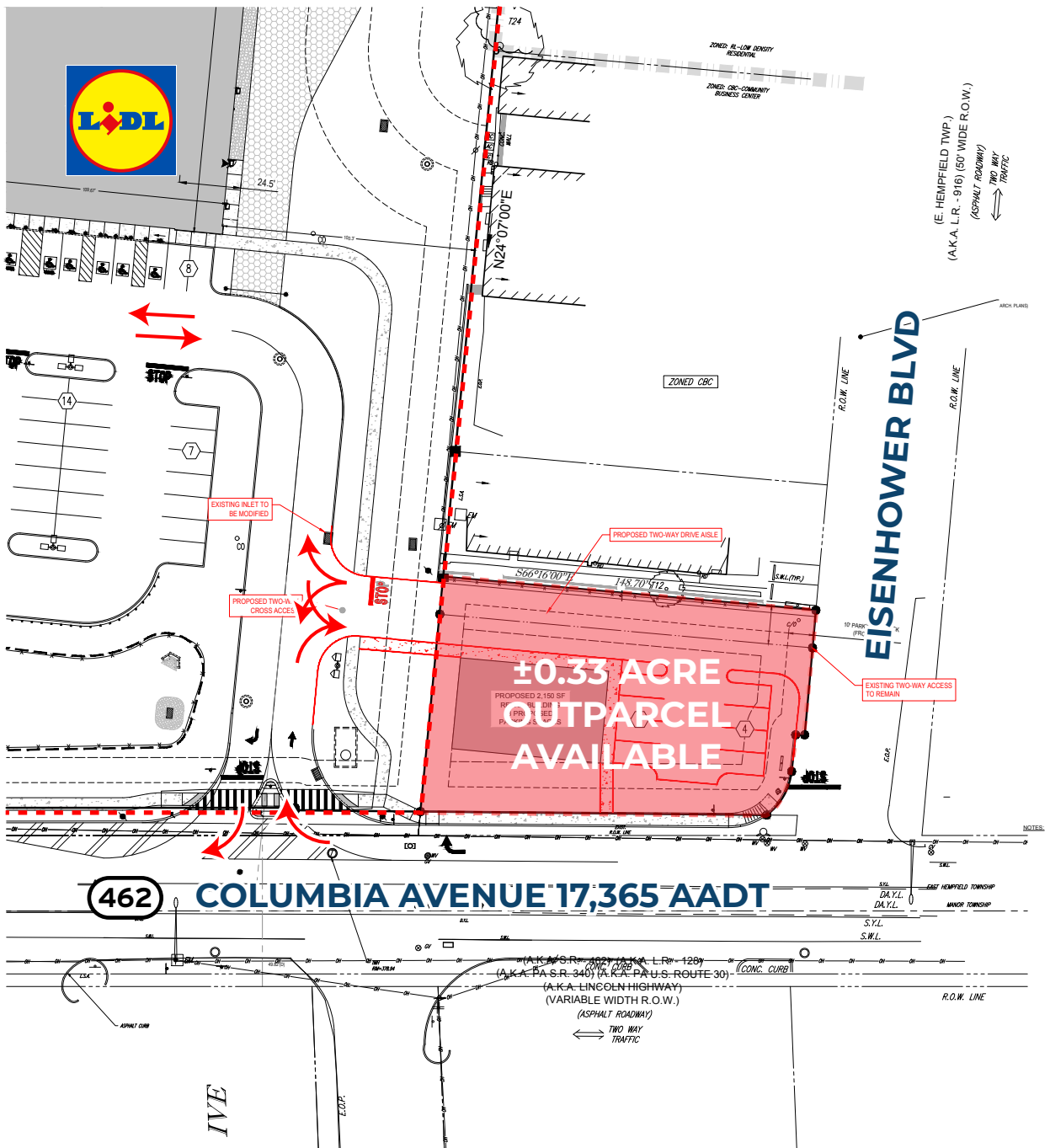
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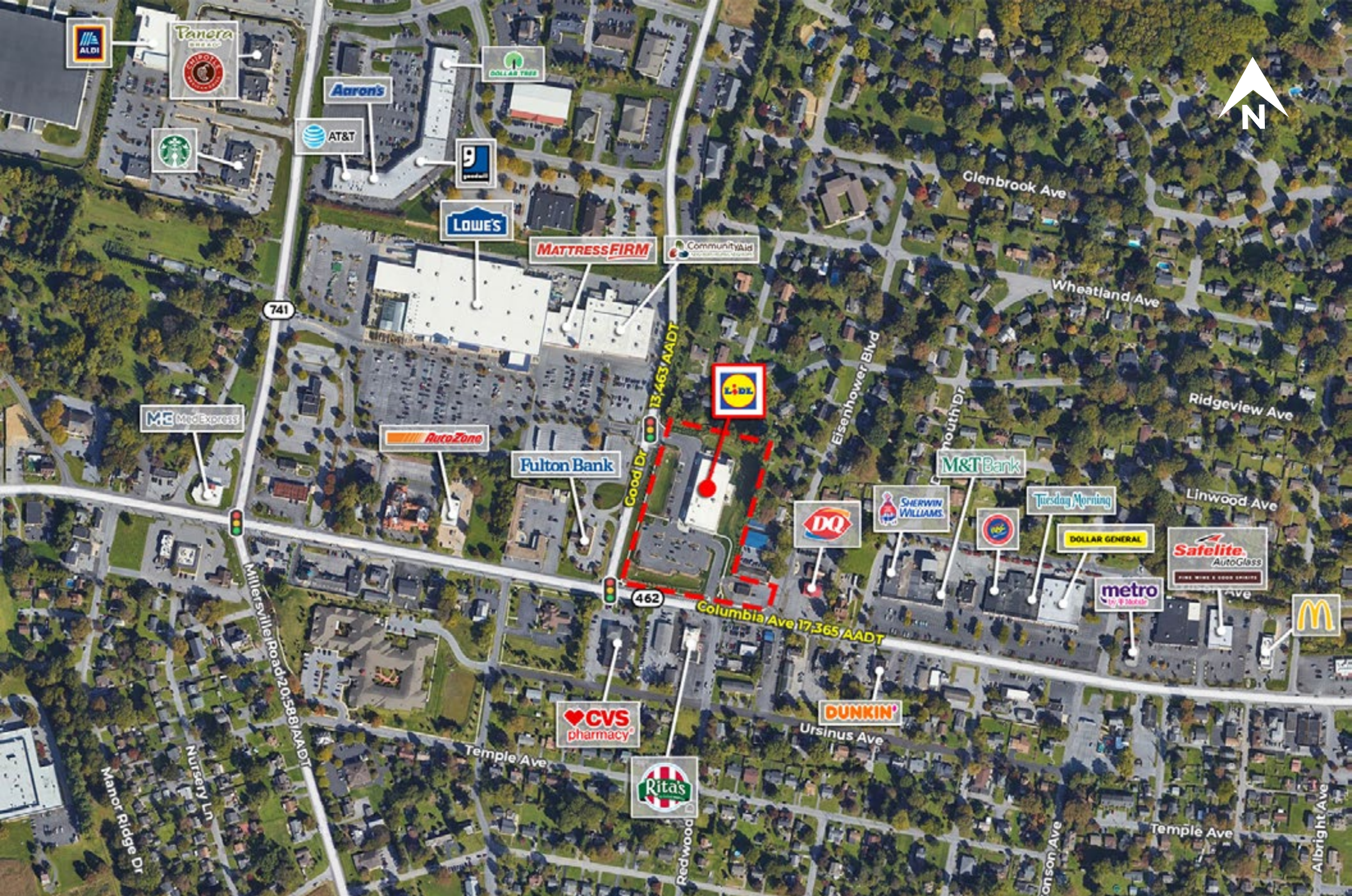


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Site Plan

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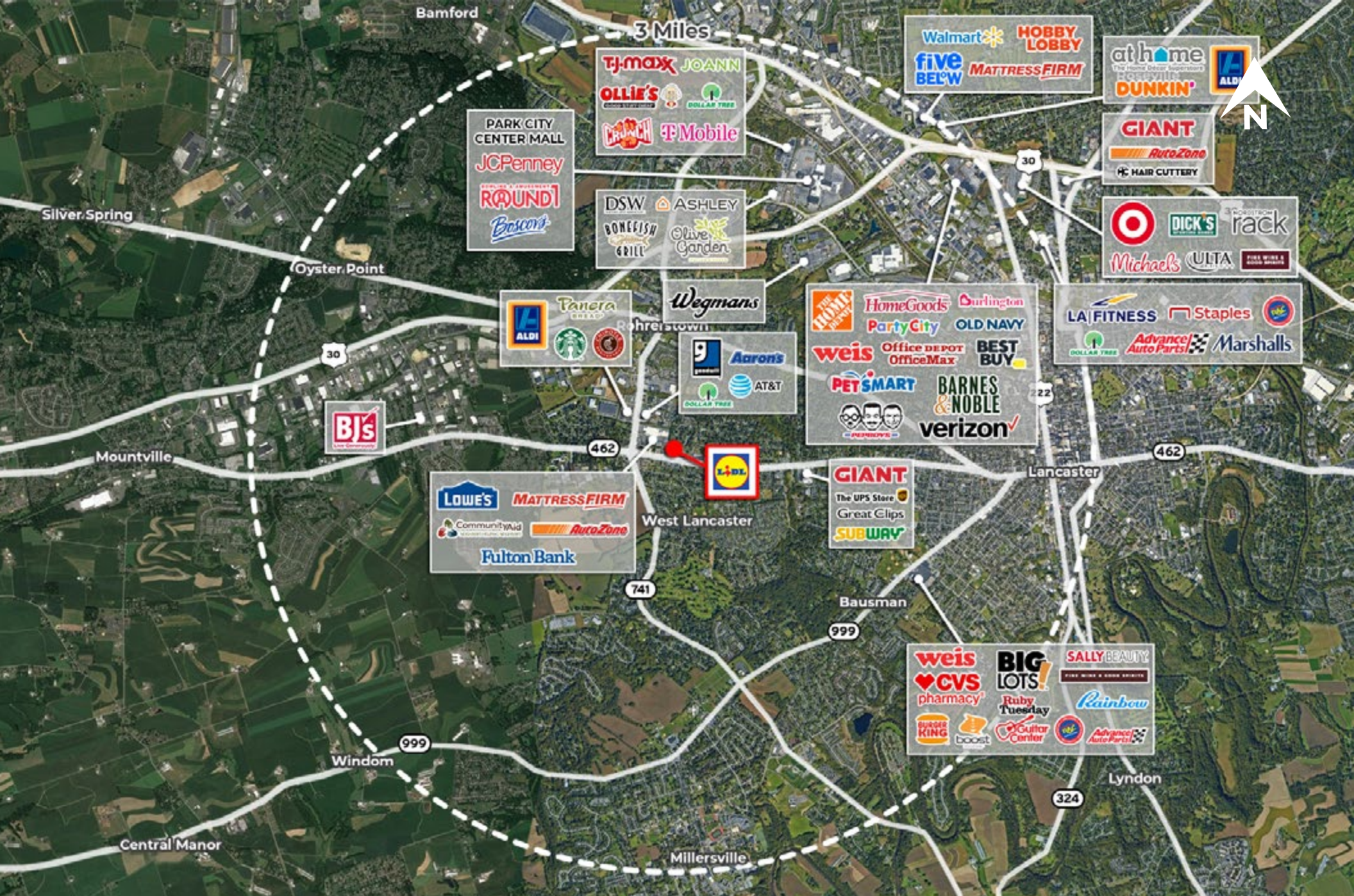


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Local Aerial

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Market Aerial

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