

# 743 S BROAD ST

LITITZ, PA | 17543



JEFFREY HERR | JEFF HERR

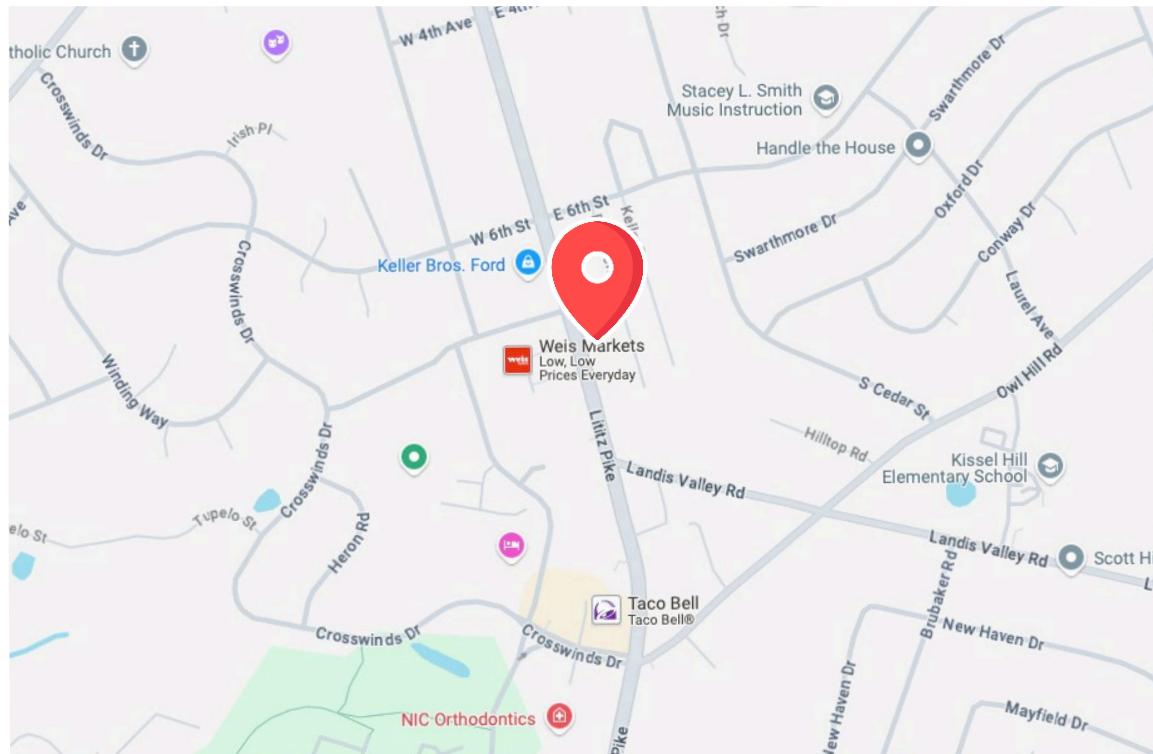
For Sale Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)

ACTIVE MEMBER OF:  
**RETAIL BROKERS**  
NETWORK

COMMERCIAL BROKERAGE. *Redefined.*

# PROPERTY HIGHLIGHTS

- 9,200 sf office building on .96 acres in Lititz, PA
- Prime office or retail location on South Broad St/Route 501 (23,000 VPD)
- Nearby retail includes Weis Markets, AutoZone, Domino's Pizza, Dunkin Donuts, Burger King, Taco Bell, and many more
- Immediately adjacent to Wells Fargo Bank
- Parcel has rear egress which leads to traffic signal on Route 501
- All public utilities
- 52 parking spaces



DEMOS	5 MILE	10 MILE	15 MILE
 POPULATION	84,241	326,393	507,363
 EMPLOYEES	34,647	148,710	205,019
 AVERAGE HHI	\$135,615	\$116,151	\$114,035
 HOUSEHOLDS	32,825	127,508	197,239

## NEARBY RETAIL

RETAILER	ANNUAL VISITS	ANNUAL SALES
 weis	680.4K	\$22M
 TurkeyHill	386.7K	—
 TACO BELL	183.8K	\$1.9M
 BURGER KING	171.1K	\$1.7M
 DUNKIN'	233.2K	\$1.6M
 Holiday Inn Express	86.3K	—
 AutoZone	69.1K	—
 Target	1.3M	\$42M

# **FLOOR PLAN**



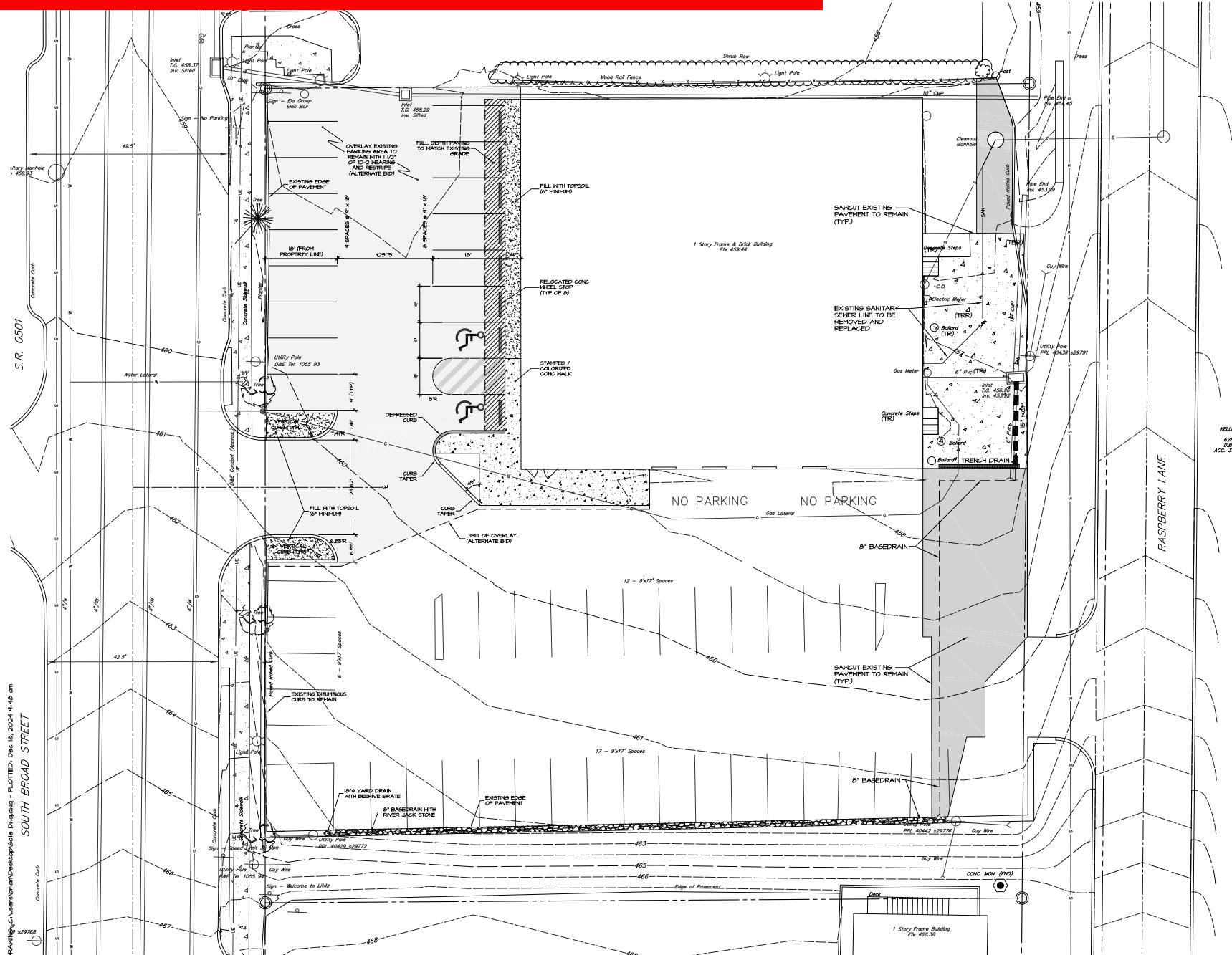
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# SITE PLAN



**EA**  
group, inc.  
ENGINEERS & LANDSCAPE ARCHITECTS  
743 SOUTH BROAD STREET  
LITITZ, PA 17543  
(717) 627-2500 / (800) 338-7040  
[www.eagroup.com](http://www.eagroup.com)

743 SOUTH BROAD STREET  
SEPTEMBER 2014  
PROPOSED IMPROVEMENTS

SCALE IN FEET: 1' = 10'



N.F.  
KELLER REAL ESTATE  
743 S. BROAD ST.  
LITITZ, PA 17543  
AC# 370-03559-2-0000

# MARKET AERIAL





## 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

### **WEST CHESTER OFFICE:**

107 E Chestnut St, Suite 1  
West Chester, PA 19380

### **NEW JERSEY OFFICE:**

236 E. Route 38, Suite 130  
Moorestown, NJ 08057

## LISTING AGENTS:



**JEFFREY HERR**

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### **CONTACT US**

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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.

