

± 1,000 - 4,000 SF Retail Space Available  
**4056 4060 Marietta Ave. | Mt Joy, PA**

Available For Lease

## Property Overview

1,000 - 4,000 SF of Flexible Dry Warehouse Space for Lease. \$11.95 PSF, NNN for Office Space and \$9.95 PSF, NNN for Warehouse. Great for contractors and light retail storage. Located in West Hempfield Township and situated on the corner of Marietta Ave and Prospect Road (Two main corridors in and out of Lancaster Ave and Prospect Road (Two main corridors in and out of Lancaster and Columbia, Pa.) Easy access to Route 30 and Route 283.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	28,646	74,430	129,596
TOTAL EMPLOYEES	23,081	60,352	105,565
AVERAGE HHI	\$89,853	\$90,104	\$90,852
TOTAL HOUSEHOLDS	11,052	29,753	51,550
TRAFFIC COUNTS: <b>Marietta Ave-</b> ±6,523 VPD			



THOMAS TROCCHI  
 717.390.9858  
 www.bennettwilliams.com

York Office: 3528 Concord Rd. York, PA 17402  
 Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341  
 Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601  
 New Jersey Office: 309 Fellowship Rd. Suite 200, Mt Laurel, NJ 08054

Bennett WILLIAMS  
 RETAIL

ACTIVE MEMBER OF:  
 RETAIL BROKERS NETWORK