

# 1059 Columbia Ave

Lancaster, PA | 17603

*For Sale or Lease*



## *Property Overview*

Opportunity to own a 2,074 SF Medical Condominium on the lower level. Completely renovated lower level leased by a Fertility Clinic. Tenant to remain. 2,074 SF available in the lower level of the 6,880 SF building. 40+/- off street parking spaces. The property is for sale at \$299,950 as well as for lease at \$14.95sf nnn.

*Surrounding Retailers*

**GIANT**



**DUNKIN'**

**Tom Troccoli**  
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: 2173 Embassy Drive, Suite 201, Lancaster, PA 17601  
New Jersey Office: 309 Fellowship Rd, Suite 200, Mt. Laurel, NJ 08054

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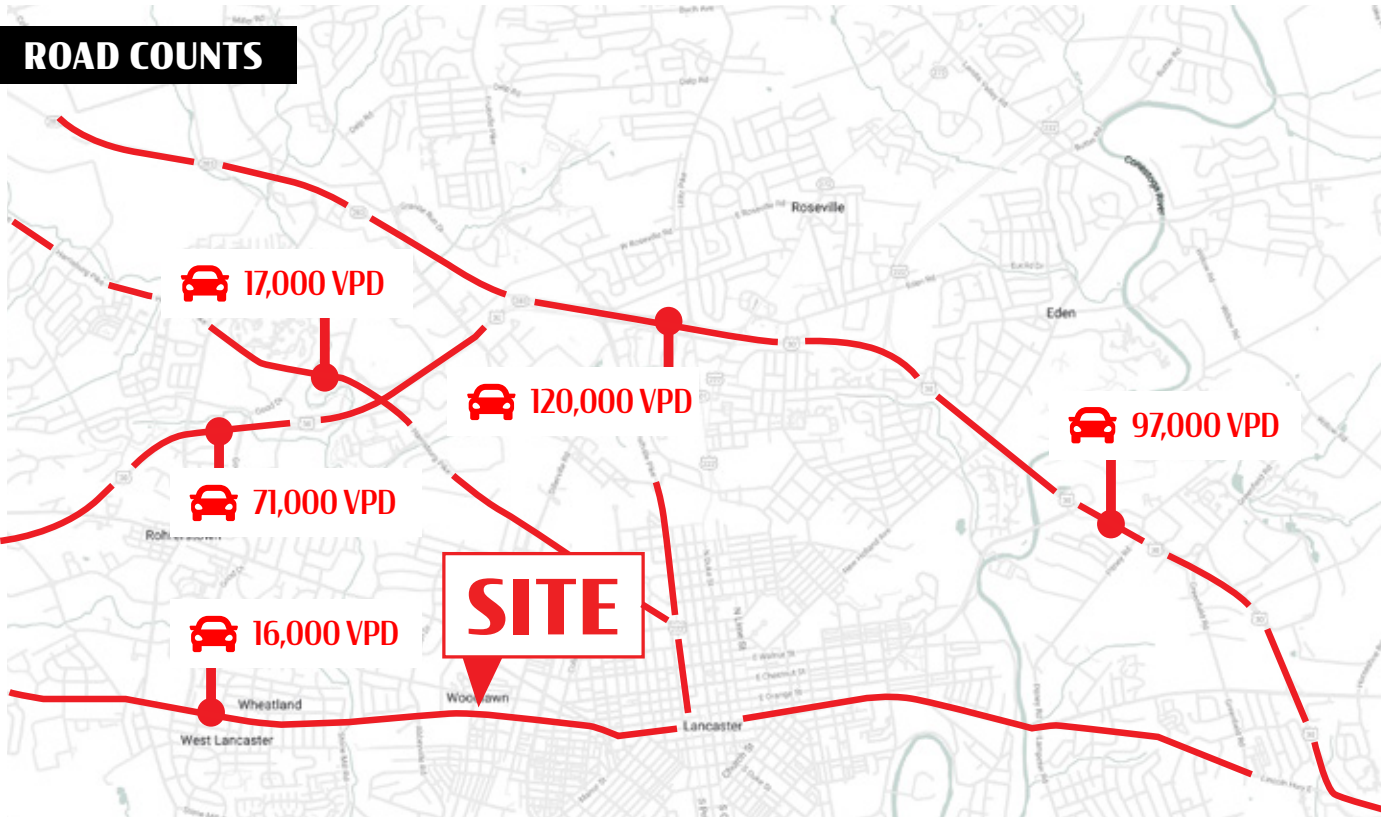
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NETWORK



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DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	110,953	183,456	235,803
TOTAL EMPLOYEES	63,121	97,491	120,452
AVERAGE HHI	\$73,195	\$87,627	\$92,061
TOTAL HOUSEHOLDS	43,390	71,463	91,440

**TRAFFIC COUNTS: Columbia Ave ± 17,000 VPD**

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## MARKET AERIAL

### Lime Spring Square

ALDI, Starbucks, CHIPOTLE MEXICAN GRILL, FIREHOUSE SUBS, Panera BREAD, MOD, Verizon, SportClips HAIRCUTS, Stauffers OF KISSEL HILL

### Regency Square

DOLLAR TREE, Little Caesars, goodwill, Aaron's, AT&T

LOWE'S, CommunityAid

LIDL, McDonald's

### Wheatland Shopping Center

FINE WINE & GOOD SPIRITS, DOLLAR GENERAL, Tuesday Morning, empire BEAUTY SCHOOLS, SHERWIN WILLIAMS, RBC

### Stone Mill Plaza

GIANT, Great Clips, MAJIK, TACO BELL



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