

FOR SALE  
OR LEASE

# 105 E HIGH ST

±60,000-  
80,000 SF

MANHEIM, PA | 17545



## OVERVIEW

Introducing the former Stiegel Elementary School, a prime multifamily development opportunity located in the heart of Manheim, PA. This iconic building recently received all approvals and entitlements, including zoning plans and building permits, making it 100% ready for development. However, due to the start of COVID the project was delayed and most, if not all approvals, have expired. With all the existing plans and submission paperwork now already prepared, getting the project reapproved should make it much easier and much less costly. Moreover, all approval paperwork and building plans are readily available to the buyer, making the development process even smoother. With the possibility for 34-36 apartment units, the former Stiegel Elementary School is the perfect place for a multifamily developer looking to capitalize on a prime opportunity in a highly desirable location. Don't miss out on this chance to create something truly special – contact us today to learn more!



Tom Troccoli | Joshua Miller

For Leasing Information: 717.390.9858 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



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COMMERCIAL BROKERAGE. *Redefined.*

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SALE PRICE: \$1,795,000.00

LEASE RATE: \$9.95/SF NNN



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	16,523	45,503	103,168
TOTAL EMPLOYEES	5,734	18,208	43,351
AVERAGE HHI	\$83,869	\$102,946	\$107,200
TOTAL HOUSEHOLDS	6,318	17,458	40,213

**TRAFFIC COUNTS: E High St - ±9,023 VPD |  
S Main St - ±12,949 VPD**



**BW** COMMERCIAL  
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- Manheim Central High School
- Manheim Farm Show
- Manheim SC weis CVS pharmacy
- Rita's
- ENGINEERS HARDWARE CO.
- Molly's Convenience
- Advance Auto Parts
- AutoZone
- Manheim Borough Police Department
- SUNOCO
- CITGO
- Baron Elementary School
- NAPA
- Manheim Borough Authority
- SITE**
- TRUIST
- SUBWAY
- Fulton Bank LISTENING IS JUST THE BEGINNING.
- UNITED STATES POSTAL SERVICE
- TurkeyHill
- Manheim Auto Sales and Service
- IUB Central Education Center
- AES Clean Technologies
- DOLLAR GENERAL
- Carel USA
- Ford
- CHEVROLET



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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.

At Bennett Williams, your investments are always in good hands. Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the investment sales segment of the industry.



Bennett Williams is a member of the Capital Markets Real Estate Network, a nationwide network of professionals dedicated to, and specializing in the capital markets segment of commercial real estate. CMRE is comprised of the most highly-qualified, best-experienced independent Capital Market real estate professionals.

## LISTING AGENT(S):

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## OUR LOCATIONS:

### YORK OFFICE:

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### WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310  
Williamsport, PA 17701

### LANCASTER OFFICE:

2173 Embassy Dr., Suite 201  
Lancaster, PA 17601

### NEW JERSEY OFFICE:

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### CONTACT US

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