

THE GATHERING STATION

5234 W Lincoln Hwy | Thomasville, PA | 17364



LINCOLN HWY: ±15,500 VPD

±3,700 SF COMMERCIAL/±1,900 SF RESIDENTIAL: FOR SALE/LEASE

PROPERTY OVERVIEW

This ±2,100 SF rustic, single story commercial building with ±1,600 SF of outbuildings, paired with a 3-bedroom, 2-bathroom residence on the same 0.72-acre parcel, presents a rare dual-use opportunity along the Lincoln Highway corridor in Thomasville, York County. The commercial and residential components offer flexibility for an owner-user seeking a live-work arrangement, a business operator looking to generate supplemental rental income, or an investor acquiring two income-producing assets on a single parcel. The Property is offered for Sale at \$525,000, or the Commercial Bldg and related Outbuilding is available for Lease at \$2,950 per mo.

The commercial building's rustic brick construction makes it a natural fit for boutique retail, specialty services, artisan goods, or food and beverage concepts. The building also features two handicap-accessible restrooms. The residence complements the commercial asset with three bedrooms, two full bathrooms, a fenced yard, and a garage. The 0.72-acre lot accommodates both uses with parking and outdoor space.

Strategically positioned along Lincoln Highway, the property benefits from consistent daily traffic and strong regional visibility. Thomasville sits within Jackson Township, providing direct access to the broader York County market as well as Adams County, including Gettysburg/Hanover to the west.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	11,838	53,485	120,520
EMPLOYEES	4,946	18,620	44,962
AVERAGE HHI	\$103,911	\$109,028	\$107,703
HOUSEHOLDS	4,733	21,948	47,545



GATHERING STATION MAIN SPACE

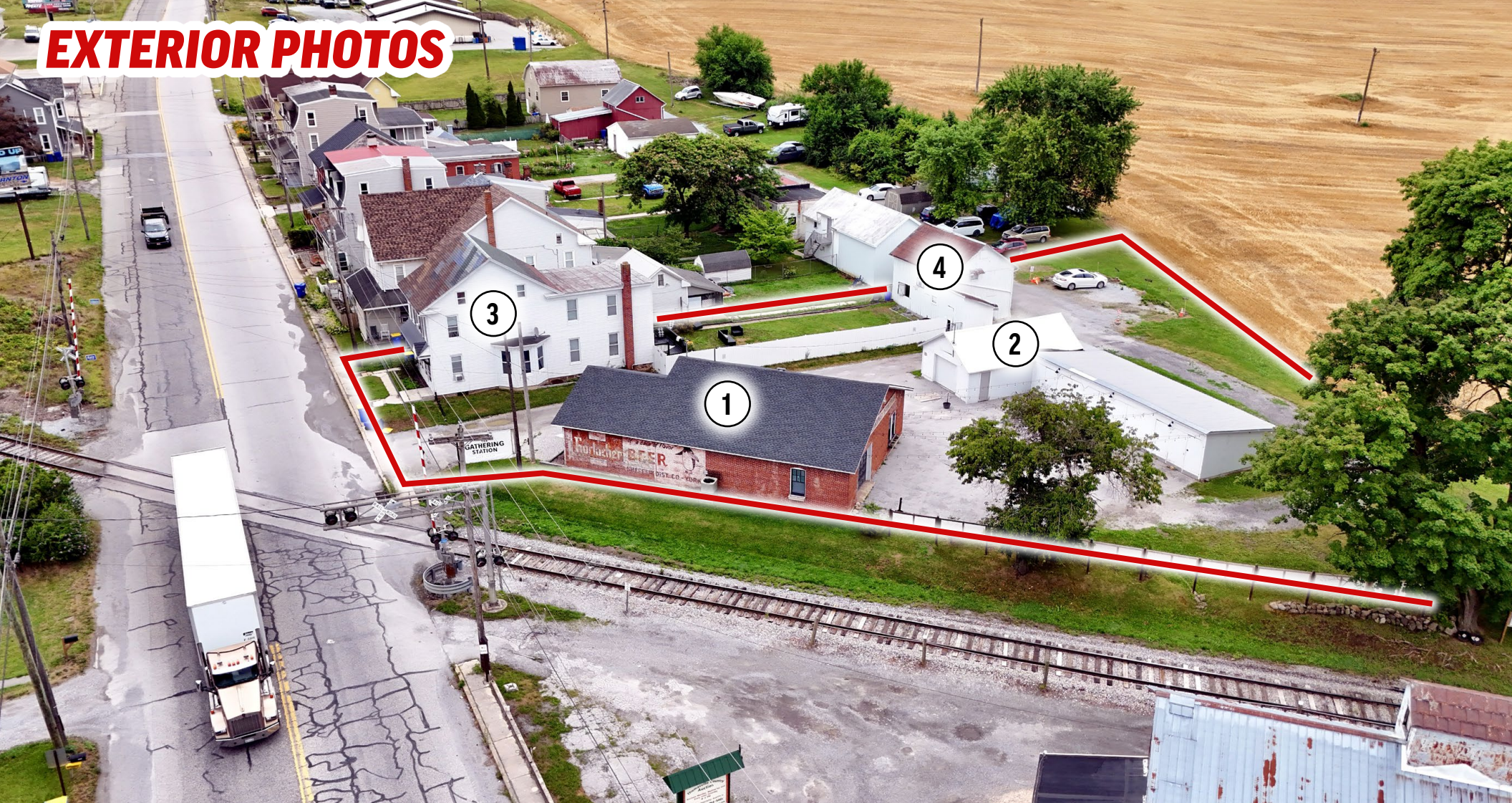


GATHERING STATION ENTRANCE & BAR



OUTBUILDING ROOM

EXTERIOR PHOTOS



1 - GATHERING STATION



2 - OUTBUILDING



3 - RESIDENCE



4 - GARAGE



RYAN MYERS, CCIM | CONNOR SPAHR

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MARKET OVERVIEW



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STATE COLLEGE OFFICE:

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State College, PA 16803

NEW JERSEY OFFICE:

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

LISTING AGENTS:



RYAN MYERS, CCIM

rmyers@bennettwilliams.com



CONNOR SPAHR

cspahr@bennettwilliams.com

CONTACT US

717.843.5555 | www.bennettwilliams.com

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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.

