

5602 William Penn Hwy | Mifflintown, PA 17059

± 11 Acres of Land Available

Available For Sale or Lease

Property Overview

Well located land just off the Port Royal Exit of Rt. 22 in Port Royal (Mifflintown), PA. Site features 11 +/- acres of flat land that can be subdivided down for Sale or Lease. Located adjacent to a recently built Rutter's Convenience store, the property includes shared full-motion access with Rutter's. Perfect location for hotel, bank, truck/ auto service center, or office. Located near a new Dollar General and down the street from the Port Royal Speedway.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	6,457	9,326	13,657
TOTAL EMPLOYEES	2,618	3,011	3,424
AVERAGE HHI	\$70,858	\$73,395	\$77,084
TOTAL HOUSEHOLDS	2,588	3,711	5,402

TRAFFIC COUNTS:

William Penn Hwy - ±7,000 VPD



CALE BRUSO | ADAM HAGERMAN | BRAD ROHRBAUGH | CHAD STINE
717.843.5555
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

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COMMERCIAL REAL ESTATE

ACTIVE MEMBER OF:
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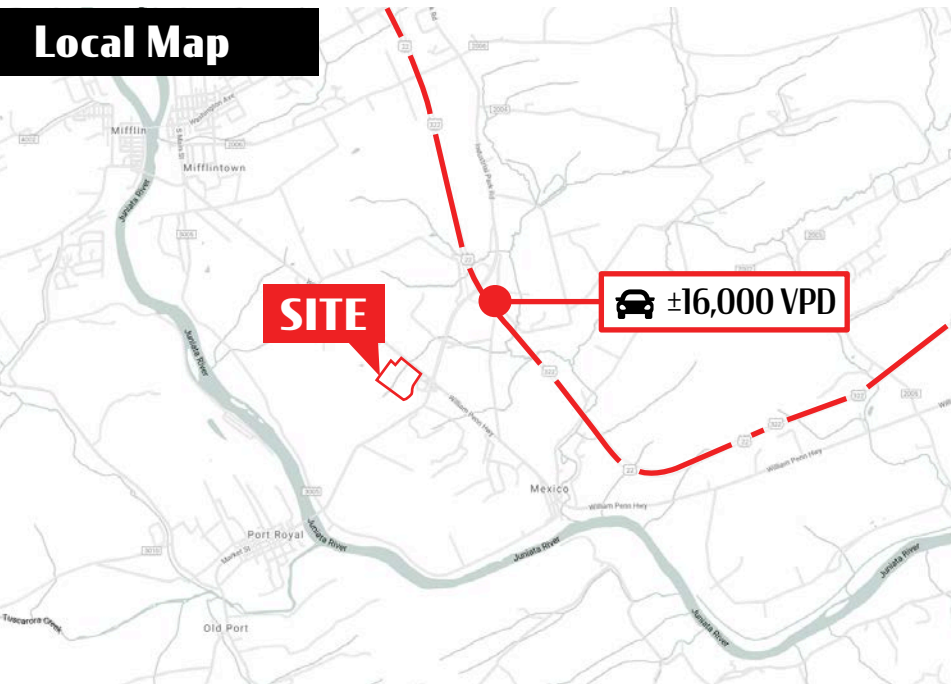
Location

5602 William Penn Highway is conveniently located at an intersection just a short drive from both Port Royal and Mifflintown, PA. This site also sits less than one mile from Route 22, which brings traffic from Harrisburg to State College.

Trade Area

Adding to the stability of this project, 5602 William Penn Highway shows a 20-minute drive time demographic of over 35,191 people with a household income of \$61,356 and daytime employment demographics with over 15,391. The demographics within a 15-mile radius give us 68,722 people in 28,462 homes, and a labor force of 24,548 with an average household income of \$63,872. Since 2000 the area has grown by more than 2.9% and added over 2,172 houses.

Local Map



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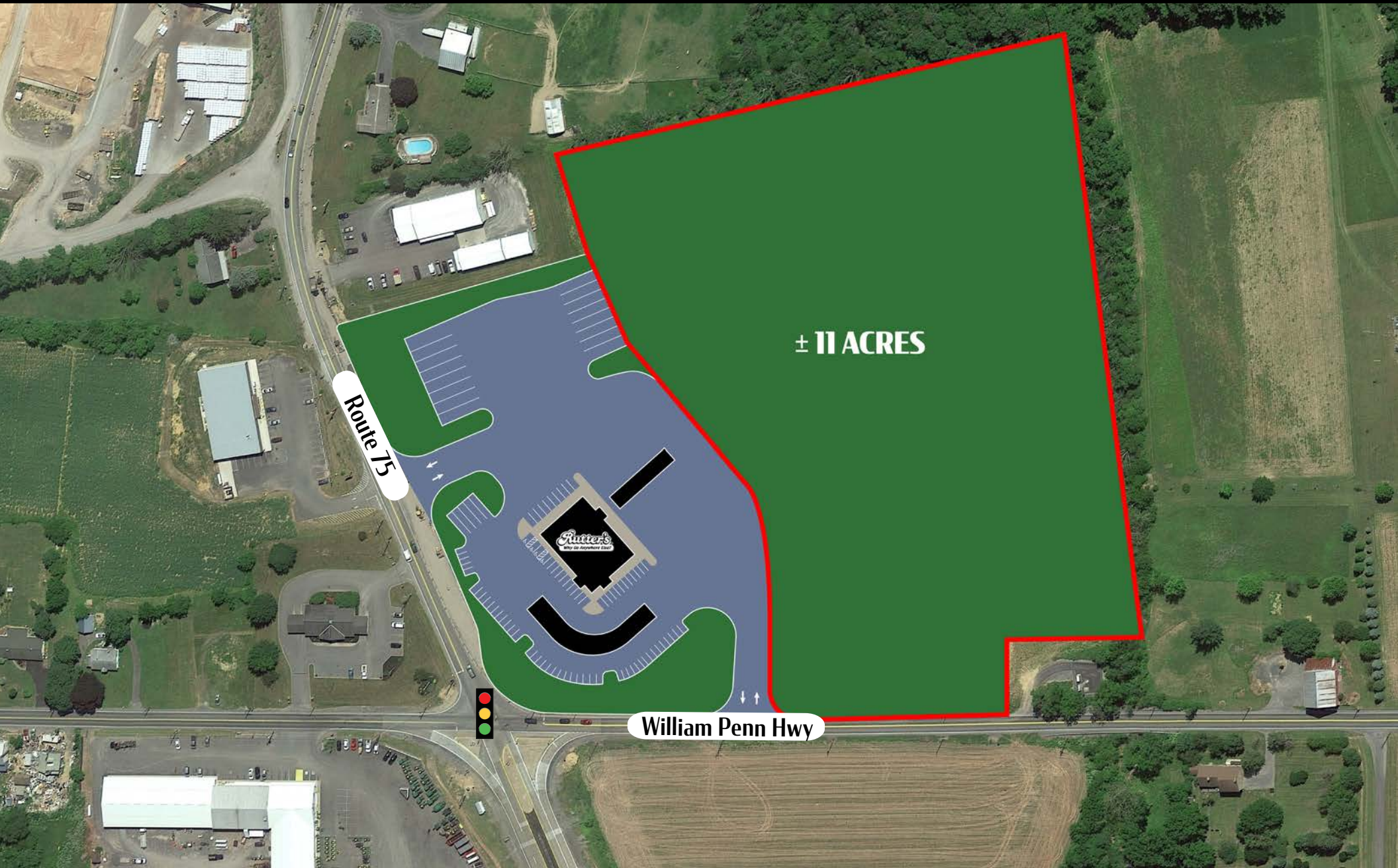
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MARKET AERIAL



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