



LAND AVAILABLE

2222 N Reading Road | Denver, PA | 17517

FOR SALE

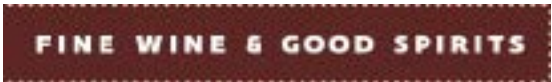
PROPERTY OVERVIEW

2222 North Reading Road is a 5.4-acre redevelopment opportunity located in Denver, PA. It is Commercial C-1 zoned, allowing a mixed set of uses including medical, entertainment, hotel, service, and many other retail formats. Conveniently located along North Reading Road (15,000 VPD), the site provides quick access to and from I-76 (28,000 VPD). Nearby retailers include Dunkin, Subway, and Fine Wine & Good Spirits. Strong demographics and traffic counts from the nearby turnpike make this site a great development opportunity for any retailer to enter the Denver market.

PROPERTY SUMMARY

Available SF:	5.4 acres
Sale Price:	\$1,950,000
Zoning:	Commercial
Property Visibility:	Excellent
Lot Frontage:	265' +/-
Topography:	Flat
County:	Lancaster
Municipality:	Denver
Tax ID Number:	080-90509-0-0000

RETAIL NEIGHBORS



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

ABE KHAN | BLAKE SHAFFER | BRAD ROHRBAUGH | CHAD STINE
717-843-5555
www.bennettwilliams.com







Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, change in price, prior sale, withdrawal without notice, or other conditions.

LAND AVAILABLE

2222 N Reading Road | Denver, PA | 17517

FOR SALE

DEMOGRAPHICS		3 MILE	5 MILE	7 MILE
	POPULATION	17,096	38,498	79,249
	TOTAL EMPLOYEES	13,318	29,798	62,252
	AVERAGE HHI	\$90,783	\$91,360	\$88,588
	TOTAL HOUSEHOLDS	6,389	13,922	29,518

TRAFFIC COUNTS

NORTH READING ROAD: 15,000 VPD



ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK

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

ABE KHAN | BLAKE SHAFFER | BRAD ROHRBAUGH | CHAD STINE
717-843-5555
www.bennettwilliams.com

Bennett WILLIAMS
COMMERCIAL

Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, change in price, prior sale, withdrawal without notice, or other conditions.