

For Lease

1561 STATE ROAD

Millersburg, PA 17061

±38,080 SF

±38,080 SF
Newly Renovated Store Front

Separately Owned
weis

DOLLAR GENERAL

**SMUCKER
GARDENS**
EST. 1995

±5,000 VPD

State Road

209



Blake Shaffer | Brad Rohrbaugh | Chad Stine | Mark Jacobs
For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com

ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK

COMMERCIAL BROKERAGE. *Redefined.*

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Property Overview

1561 State Route 209 is a well-located 42,040 square foot Weis Shadow anchored shopping center located along State Route 209 in Millersburg, PA. The site sits adjacent to Dollar General and is located near other national retailers such as CVS, Rite Aid, and Chevrolet, to name a few. 1561 State Route 209 is a great opportunity for any retailer looking to establish a foothold in the Millersburg market.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	7,040	12,615	20,721
TOTAL EMPLOYEES	3,826	4,913	6,519
AVERAGE HHI	\$69,670	\$71,238	\$78,147
TOTAL HOUSEHOLDS	2,954	5,194	8,423

TRAFFIC COUNTS: **State Road Rt 209** - \pm 5,000 VPD



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Location

1561 State Route 209 is ideally located along US-209 providing easy access for travelers East and West bound. The center is easily accessible from State Route 209 and benefits from being the main thoroughfare of the Millersburg market. The site is within 2 miles of downtown Millersburg, which hosts a dense residential area with numerous schools, employers, and retailers. With the concentration of traffic driven by the surrounding retail and residential area, the project pulls from the immediate trade area as well as surrounding markets.

Trade Area

1561 State Route 209 benefits from a 20-minute drive time demographic of over 15,149 people with household incomes of more than \$67,832 and daytime employment demographics equally as strong with 12,221. The demographics within a 10-mile radius include 31,757 people in 13,025 homes, a labor force of 25,600 with an average household income of \$73,077. The areas growth has increased 12.4% with over 1,619 new homes.



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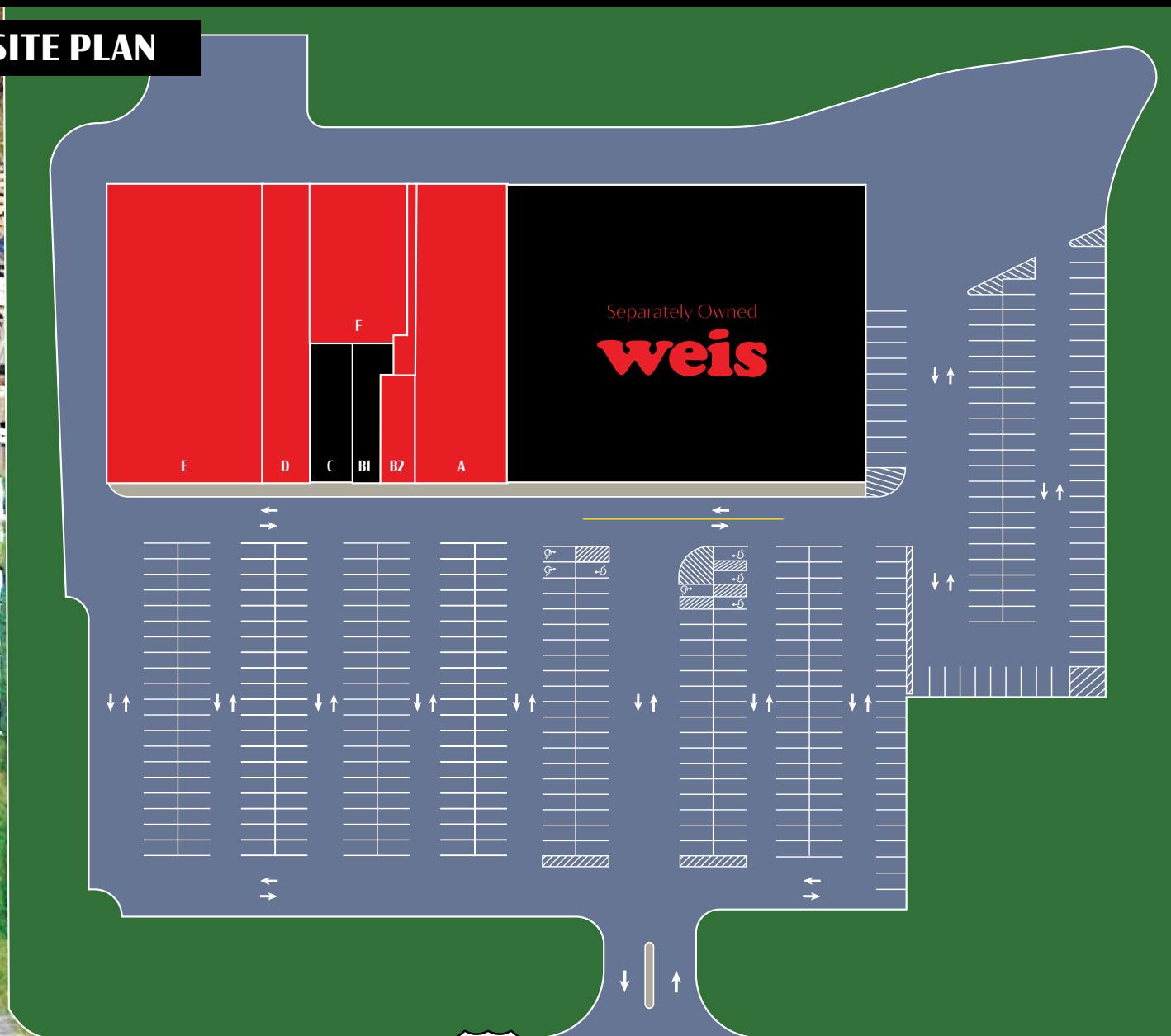
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SITE PLAN



SUITE	TENANT	SF
A	AVAILABLE	9,720
B1	Lagi Beauty Salon	1,800
B2	AVAILABLE	1,440
C	Tobacco Store	2,160
D	AVAILABLE	5,760
E	AVAILABLE	14,760
F	AVAILABLE	6,400
CENTER TOTAL		42,040



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MARKET AERIAL



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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.

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