

# The Shoppes At Parkesburg | Parkesburg, PA

PARCEL B - 2.48 Acres Retail Space Available

Available For Sale

## Property Overview

Available in Parkesburg, PA is a 2.48 acre lot along West 1st Avenue (4,343 VPD) and South Church Street (13,763 VPD). The land provides access and visibility from a signalized intersection. This is a great development opportunity for any retail, medical, or office user to enter the Parkesburg market in a strong neighborhood retail area.

**LOCATION:** The land has excellent visibility and access along West 1st Avenue (4,343 VPD), a retail thoroughfare in the Parkesburg market, with close access to Route 30 (19,675 VPD) and Route 10 (13,763 VPD) which pulls travelers from the surrounding markets. The property sits at a signalized intersection and would offer multiple points of ingress and egress. Situated near a dense residential area in close proximity to the main roads, the area is able to pull from the constant traffic granting visibility to the property.

**TRADE AREA:** Adding to the stability of the project, the this property shows a 20-minute drive time demographic of over 89,082 people with household incomes more than \$96,497 and daytime employment demographics equally as strong with 24,081 employees. The demographics within a 10-mile radius include 126,978 people in 45,396 homes, a labor force of 99,172 with an average household income of \$101,981. The areas growth since 2000 has increased 24.3% with over 11,063 new homes.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	13,170	37,802	70,198
TOTAL EMPLOYEES	5,083	10,463	18,615
AVERAGE HHI	\$78,016	\$76,847	\$74,420
TOTAL HOUSEHOLDS	4,855	13,358	24,488
TRAFFIC COUNTS: W 1st Ave - ±4,343 VPD			



BLAKE SHAFFER | ASHLEE LEHMAN | BRAD ROHRBAUGH | CHAD STINE  
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Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601

Bennett WILLIAMS  
RETAIL

ACTIVE MEMBER OF:  
RETAILBROKERS  
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## Site Plan



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## MARKET AERIAL



DETORARA TRAIL



W. 1ST AVENUE

N. CHURCH STREET

SITE

SHOPPES AT PARKESBURG



Fulton Bank

FAMILY DOLLAR

