

8210 Veterans Highway

Millersville, MD | 21106

For Sale



Property Highlights

- Lease with Carroll Independent Fuel, LLC expires March 31, 2027
- Base rent \$103,200
- Percentage rent \$27,277.78
- Automated car wash on property
- 6 pumps

Available
0.64 AC

Surrounding Retailers



Anthony Curcio

For Sale Information: 610.321.1111 | Learn more online at www.bennettwilliams.com

ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

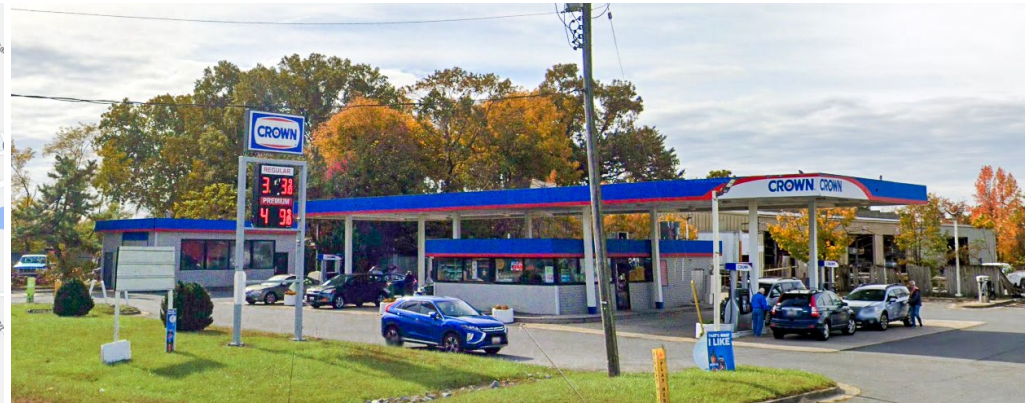
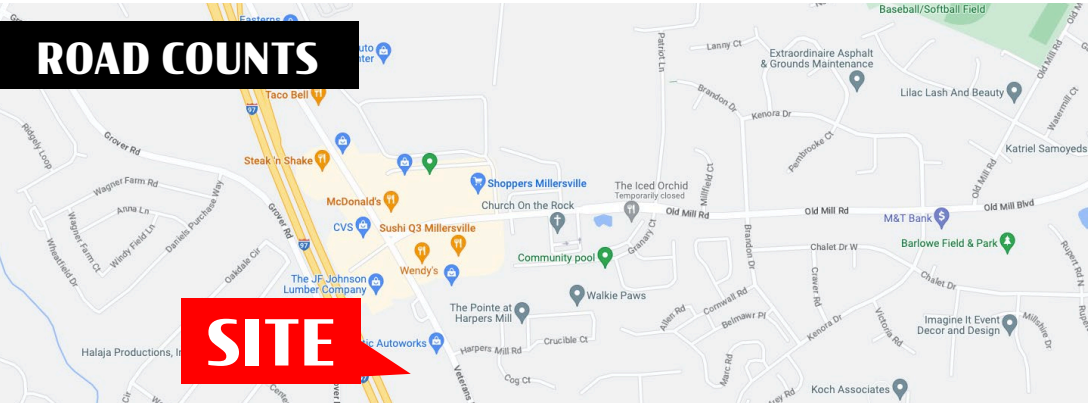
COMMERCIAL BROKERAGE. *Redefined.*

8210 Veterans Highway

Millersville, MD | 21106

For Sale

ROAD COUNTS



SITE

| DEMOGRAPHICS | 1 MILE | 3 MILE | 5 MILE |
|------------------|----------|-----------|-----------|
| TOTAL POPULATION | 10,322 | 75,934 | 188,045 |
| TOTAL EMPLOYEES | 2,709 | 33,727 | 68,413 |
| AVERAGE HHI | \$96,153 | \$114,668 | \$119,862 |
| TOTAL HOUSEHOLDS | 3,981 | 28,883 | 69,308 |

TRAFFIC COUNTS: Veterans Hwy ± 18,000 VPD



8210 Veterans Highway

Millersville, MD | 21106

For Sale

MARKET AERIAL

Old Mill School District
±3,000 Students



East Park Plaza SC
Gabe's
GIANT
SALLY BEAUTY
TSC TRACTOR SUPPLY CO
DUNKIN'
cricket wireless



Site



135,000 VPD



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.

LISTING AGENTS:

Anthony Curcio

acurcio@bennettwilliams.com

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

EXTON OFFICE:

1 E. Uwchlan Ave. Suite 409,
Exton, PA 19341

WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310,
Williamsport, PA 17701

LANCASTER OFFICE:

2173 Embassy Dr.
Lancaster, PA 17603

NEW JERSEY OFFICE:

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

CONTACT US

717.843.5555

www.bennettwilliams.com

