

3616 Peters Mountain Rd | Halifax, PA 17032

± 2 Acre Pad Available

Coming 2022

Available For Sale or Lease

Property Overview

Excellent pad site opportunity at the intersection of River Road and Peters Mountain Road (Rt 225) in Halifax, PA. Join the corner of Sheetz, Members 1st Federal Credit Union and the new proposed Advance Auto Parts. Featuring tremendous visibility off Route 225, the available pad site offers 2 acres of retail space adjacent to Advance Auto Parts. Other well-established tenants in this area include Giant Foods, Sheetz, McDonalds, Fine Wine and Good Spirits, Rite Aid and Dollar General. The space is fitted for a variety of uses, including but not limited to retail, medical, and service-oriented users.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	3,983	9,568	23,293
TOTAL EMPLOYEES	1,186	1,615	4,712
AVERAGE HHI	\$83,504	\$86,806	\$84,255
TOTAL HOUSEHOLDS	1,615	3,883	9,681

TRAFFIC COUNTS:

Peters Mountain Rd - ±15,000 VPD

South River Road - ±6,000 VPD



ADAM HAGERMAN | CALE BRUSO | 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

Bennett WILLIAMS
RETAIL

ACTIVE MEMBER OF:
RETAILBROKERS
NETWORK

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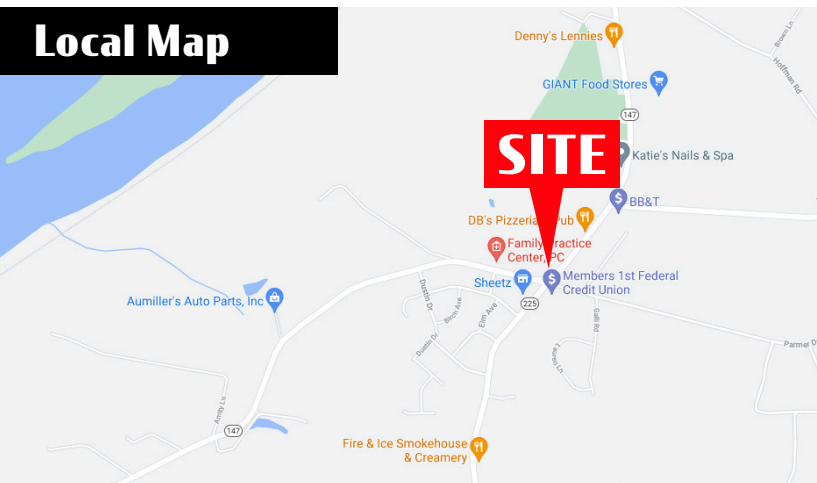
Location

3616 Peters Mountain Road has signalized access and excellent visibility from Route 225 (14,500 VPD) with convenient proximity to Route 322 (25,000 VPD) and Route 15 (24,000 VPD). The space sits along the main retail thoroughfare of the Halifax market and positioned directly adjacent to Sheetz and Advance Auto Parts. The trade area extends over 5 miles and serves as the main thoroughway to Route 322 and Route 15 headed towards Selinsgrove and Williamsport.

Trade Area

Adding to the stability of this corner, the site shows a 20 minute drive time demographic of over 26,168 people with household incomes more than \$84,340 and daytime demographics equally as strong with 5,835. The demographics within a 10 mile radius include 61,972 people in 28,237 homes, a labor force of 16,589 with an average household income of \$91,721. The area has seen a growth of 16% since 2000 with over 4,762 new homes.

Local Map

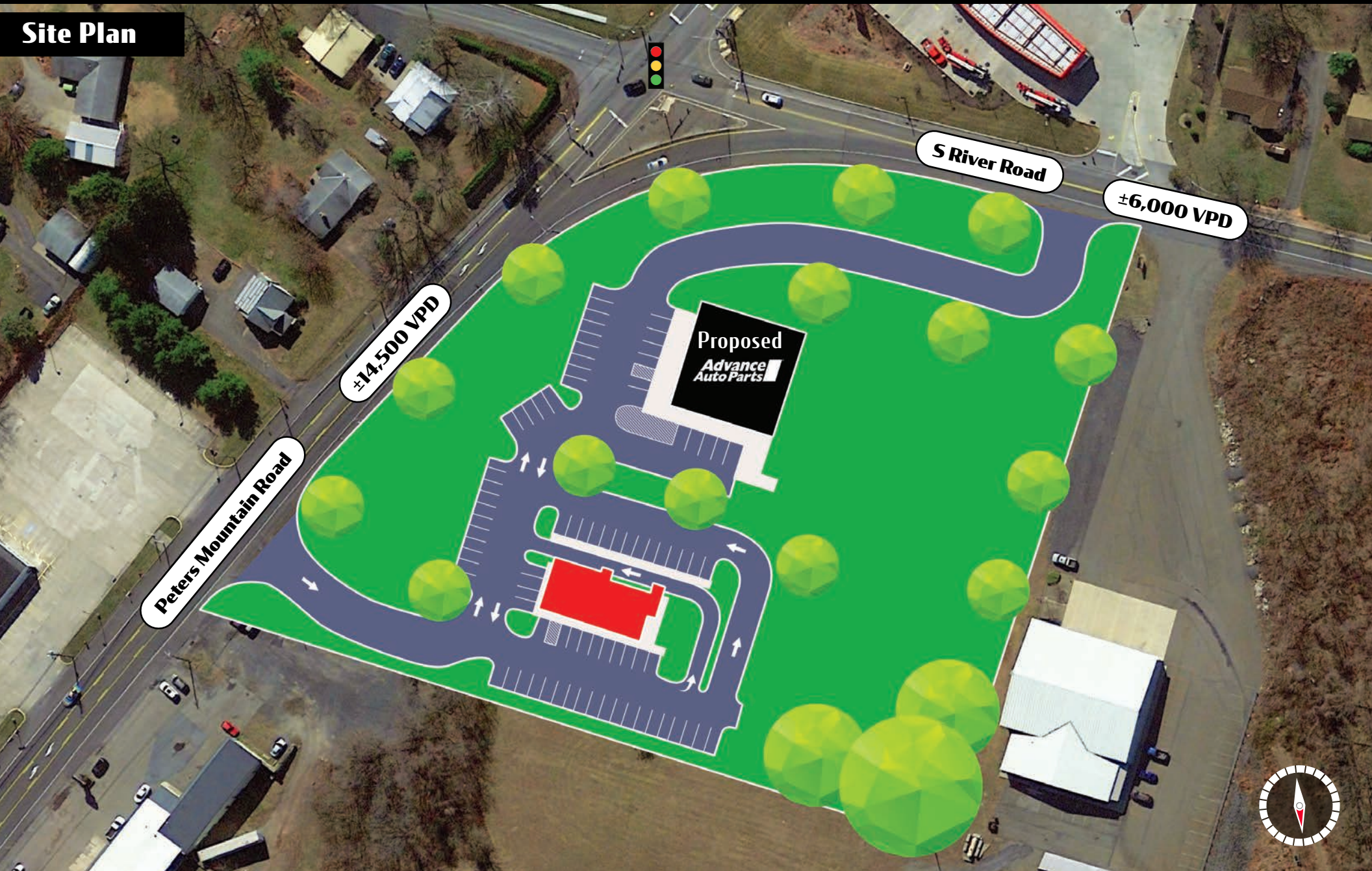


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Site Plan



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MARKET OVERVIEW

HALIFAX, PA

Halifax Area
High School

DOLLAR GENERAL

Halifax Plaza
GIANT **RITE AID**
FINE WINE & GOOD SPIRITS



BB&T

SITE

SHEETZ



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NEAR BY MARKET

