

# 2910 Oakland Avenue

Indiana, PA | 15701

For Sale



AVAILABLE  
4.2 ACRES

Proposed  
National  
Auto Parts

AVAILABLE  
1.2 ACRES

Future  
**TEXAS**  
ROADHOUSE

## Property Overview

Available  
± 1.2 - 4.2 AC Parcels

## Surrounding Retailers

Join Aldi at this high-profile project along South Indiana Avenue in the Indiana, PA market. There are 2 separate parcels available: 1.2 Acres and 4.2 acres in size. Each of the parcels can be purchased separately, or together. The property has two points of ingress /egress, one of which is signalized. This is the perfect opportunity for a developer or end-user to purchase land in the Indiana market.



Adam Hagerman | Cale Bruso | Brad Rohrbaugh | Chad Stine  
For Sale Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)

ACTIVE MEMBER OF:  
**RETAIL** BROKERS NETWORK

COMMERCIAL BROKERAGE. *Redefined.*

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**South Towne Plaza**

Walmart \* McDonald's petco THE HEALTH + WELLNESS CO. GameStop

FIRST Commonwealth Bank Staples getGo CAFE + MARKET

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	24,094	33,631	40,536
TOTAL EMPLOYEES	15,043	20,666	22,081
AVERAGE HHI	\$48,282	\$51,277	\$52,145
TOTAL HOUSEHOLDS	9,404	13,664	16,044

TRAFFIC COUNTS: OAKLAND AVE ±14,705 VPD

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## SITE PLAN



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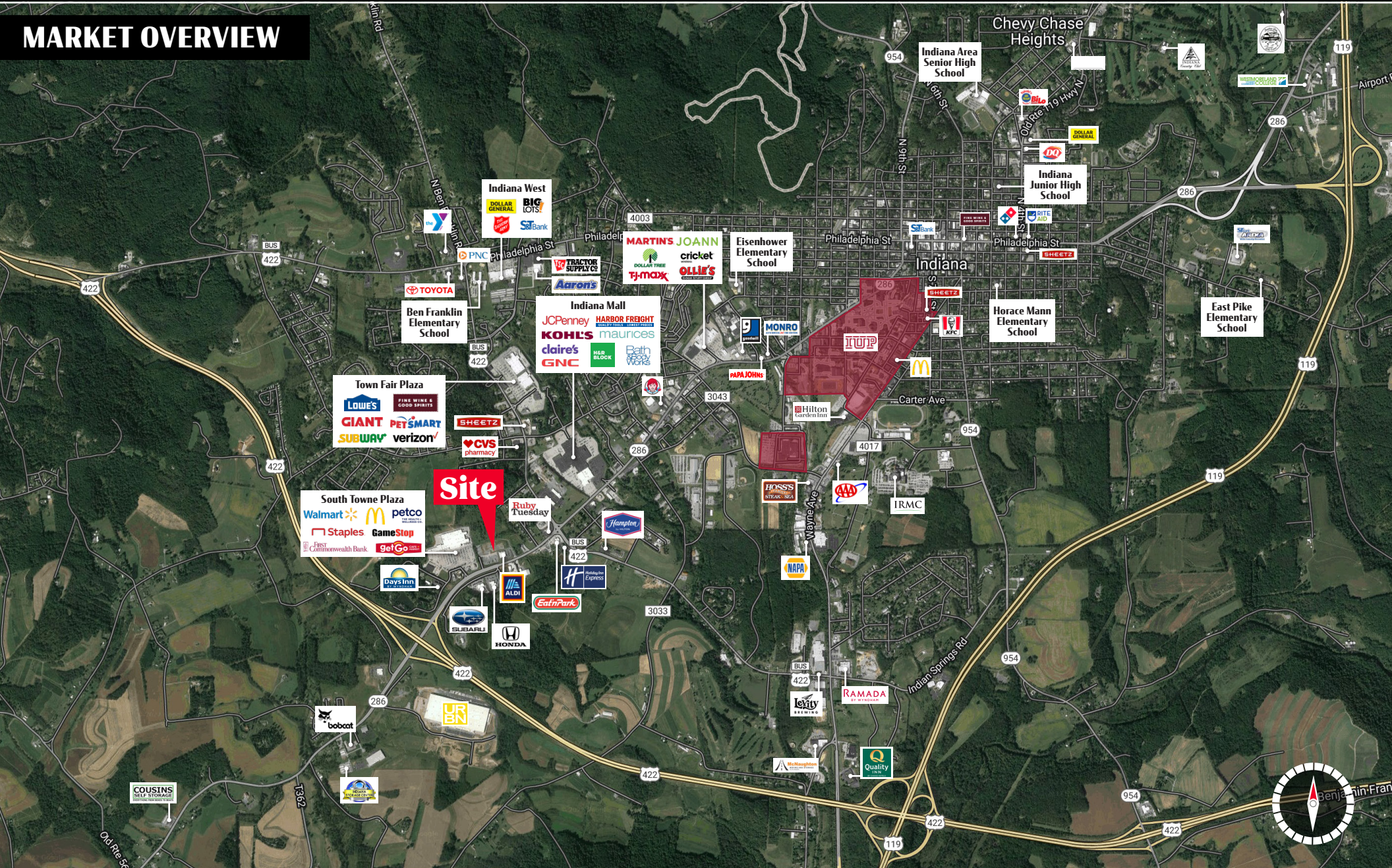
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## MARKET OVERVIEW



# Bennett Williams

COMMERCIAL REAL ESTATE

## OUR LOCATIONS:

### YORK OFFICE:

3528 Concord Rd.  
York, PA 17402

### LANCASTER OFFICE:

150 Farmington Lane, Suite 201  
Lancaster, PA 17601

### EXTON OFFICE:

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

### STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205  
State College, PA 16803

### WEST CHESTER OFFICE:

107 E Chestnut St, Suite 107  
West Chester, PA 19380

### NEW JERSEY OFFICE:

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

## LISTING AGENTS:



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### Brad Rohrbaugh

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### Chad Stine

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## CONTACT US

717.843.5555 | [www.bennettwilliams.com](http://www.bennettwilliams.com)

LANDLORD  
REPRESENTATION

TENANT  
REPRESENTATION

INVESTMENT  
SALES

PROPERTY  
MANAGEMENT



# 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.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

