

1570 Robinhood Drive | Etters, PA 17319

± 1.26 Acres for a Redevelopment Opportunity

Available For Lease

Property Overview

1570 Robinhood Drive is a single tenant building centrally located in Etters, Pennsylvania directly off I-83 (53,000 CPD), with great visibility from the interstate. The project is located just 15 miles South of Harrisburg, Pa. and 15 miles North of York, Pa. The site sits along a main corridor of Interstate 83 such as, Burger King, McDonalds, and Taco Bell. Also, minutes from Newberry Commons which is a Wal-Mart anchored center along with a great cotenancy like, Advance Auto Parts, Dollar Tree, Wine & Spirits and Rite Aid, just to name a few.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	16,593	37,083	97,303
TOTAL EMPLOYEES	6,158	13,406	41,208
AVERAGE HHI	\$95,579	\$90,372	\$82,170
TOTAL HOUSEHOLDS	6,438	14,706	39,425
TRAFFIC COUNTS: I-83 - ±65,000 VPD			

ABE KHAN | 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
New Jersey Office: 309 Fellowship Rd, Suite 200, Mt. Laurel, NJ 08054

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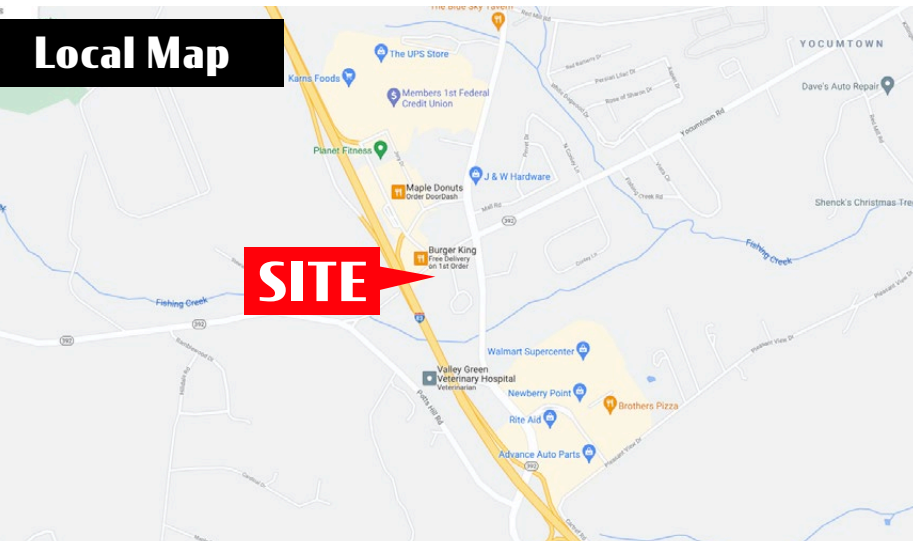
Location

1570 Robinhood Drive is a strategically positioned with significant frontage in the market's retail corridor directly off I-83. The site benefits from a high influx of traffic from the I-83 Exit, as well as the surrounding customer base. The location acts as a regional shopping destination for a trade area that extends 10-15 miles in each direction, attracting a vast customer demographic.

Trade Area

Adding to the stability of the project, 1570 Robinhood Drive shows a 20-minute drive time demographic of over 536,812 people with household incomes of more than \$75,571 and daytime employment demographics equally as strong with 373,120. The demographics within a 10-mile radius include 278,203 people in 115,832 homes, a labor force of 207,609 with an average household income of \$74,244. The area's growth has increased over 12.8% since 2000 with over 14,920 new homes.

Local Map



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MARKET AERIAL



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