

2202 Woodbury Pike | Loysburg, PA 16659

± 2,114 SF Retail Space Available

Available For Sale

Property Overview

2202 Woodbury Pike is a former bank branch located in Loysburg, PA, about 15-miles North of Bedford, PA. The building is ±2,114 sf and sits on 1.2 acres of land. The property offers a drive thru, ample parking, and easy access to Woodbury Pike, which is one of the main travel arteries of the market.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	1,781	4,315	7,672
TOTAL EMPLOYEES	3,491	3,750	3,933
AVERAGE HHI	\$69,341	\$69,241	\$67,919
TOTAL HOUSEHOLDS	657	1,606	2,924



BLAKE SHAFFER | 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

2202 Woodbury Pike is ideally located with great frontage and exposure to Woodbury Pike, and is across the street from Northern Bedford County Middle School (+/- 200 Students) and Northern Bedford County Elementary School (+/220 Students). Other businesses in the area include Dollar General, Holsigner's Welding, and Fluke Electric, just to name a few.

Trade Area

The population within a 10-mile radius is just under 25,000 people, within about 10,000 households with an average annual household income of \$65,259. Woodbury Pike will serve the greater Bedford County markets within a 20-mile radius from the site.



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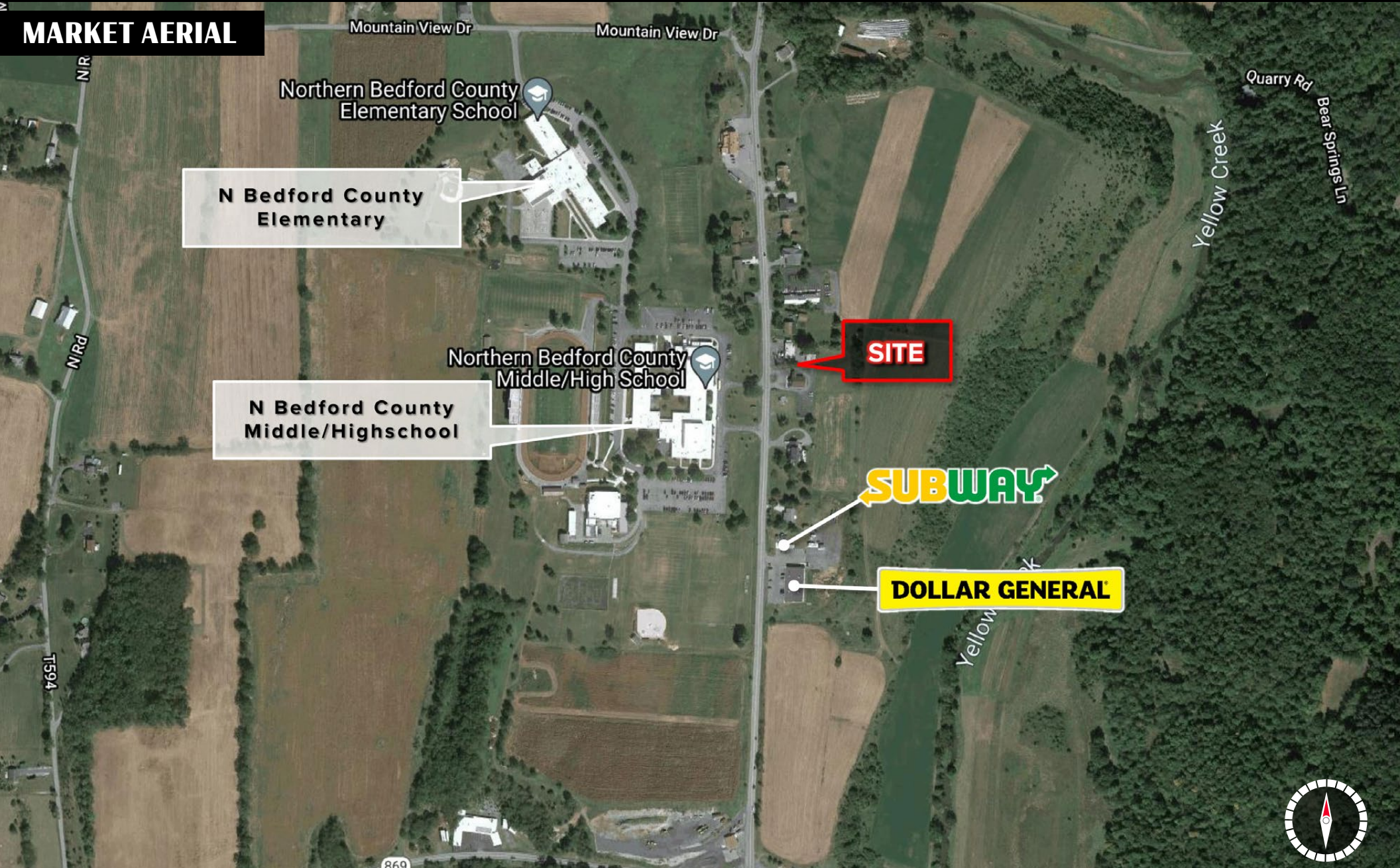
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MARKET AERIAL



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