

**429 Daleville Hwy | Daleville, PA 18444**

**± 625 SF Retail/Office Space Available**

*Available For Lease*

## Property Overview

**429 Daleville Highway** is the old Daleville Elementary School that has been completely renovated as a retail/office center for local businesses. Currently, the space offers 625 SF of retail/office space. Directly across the street sits the Daleville ShopRite grocery anchored retail center centrally located in Covington Township, Pennsylvania, along Drinker Turnpike with multiple points of access surrounding the center. This is the only grocery anchored center in the area, making it a premier regional shopping destination for all the local residents and travelers. In addition to ShopRite, popular co-tenants include Ace Hardware, FNCB Bank, NAPA Auto Parts, Hallmark and Fine Wine & Good Spirits, just to name a few. This opportunity allows a Tenant to be located in the region's most prominent retail and shopping location.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	5,997	12,606	17,517
TOTAL EMPLOYEES	2,041	3,049	3,661
AVERAGE HHI	\$98,741	\$98,011	\$95,402
TOTAL HOUSEHOLDS	2,320	4,939	6,956
TRAFFIC COUNTS: <b>Drinker Turnpike</b> - ±7,000 VPD			



**ADAM HAGERMAN | CALE BRUSO | BRAD ROHRBAUGH | CHAD STINE**  
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York Office: 3528 Concord Rd. York, PA 17402  
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New Jersey Office: 309 Fellowship Rd, Suite 200, Mt. Laurel, NJ 08054

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## Location

429 Daleville Highway is strategically positioned across the street from the area's ShopRite Shopping Center. The site sits just off the corner of Drinker Turnpike and Daleville Hwy. This retail pocket benefits from their centralized location, with the recently constructed nearby North Pocono High School and the Covington Industrial Park which includes employers like Covington Logistics, Amazon Distribution, AmeriCold, and Neovia Logistics bringing traffic to the area. With high concentration of traffic driven by the grocery anchor and being the premier shopping spot in the area, this site would be an excellent fit for a multitude of users including but not limited to: office, retail, fitness and more!

## Trade Area

Adding to the stability of the area, 429 Daleville Highway shows a 20-minute drive time demographic of over 40,244 people with household incomes of more than \$78,732 and daytime employment demographics equally as strong with 18,963. The demographics within a 10-mile radius include 64,622 people in 26,816 homes, a labor force of 53,273 with an average household income of \$72,145. The areas growth since 2000 has increased over 8.5% with over 2,286 new homes.

## Local Map



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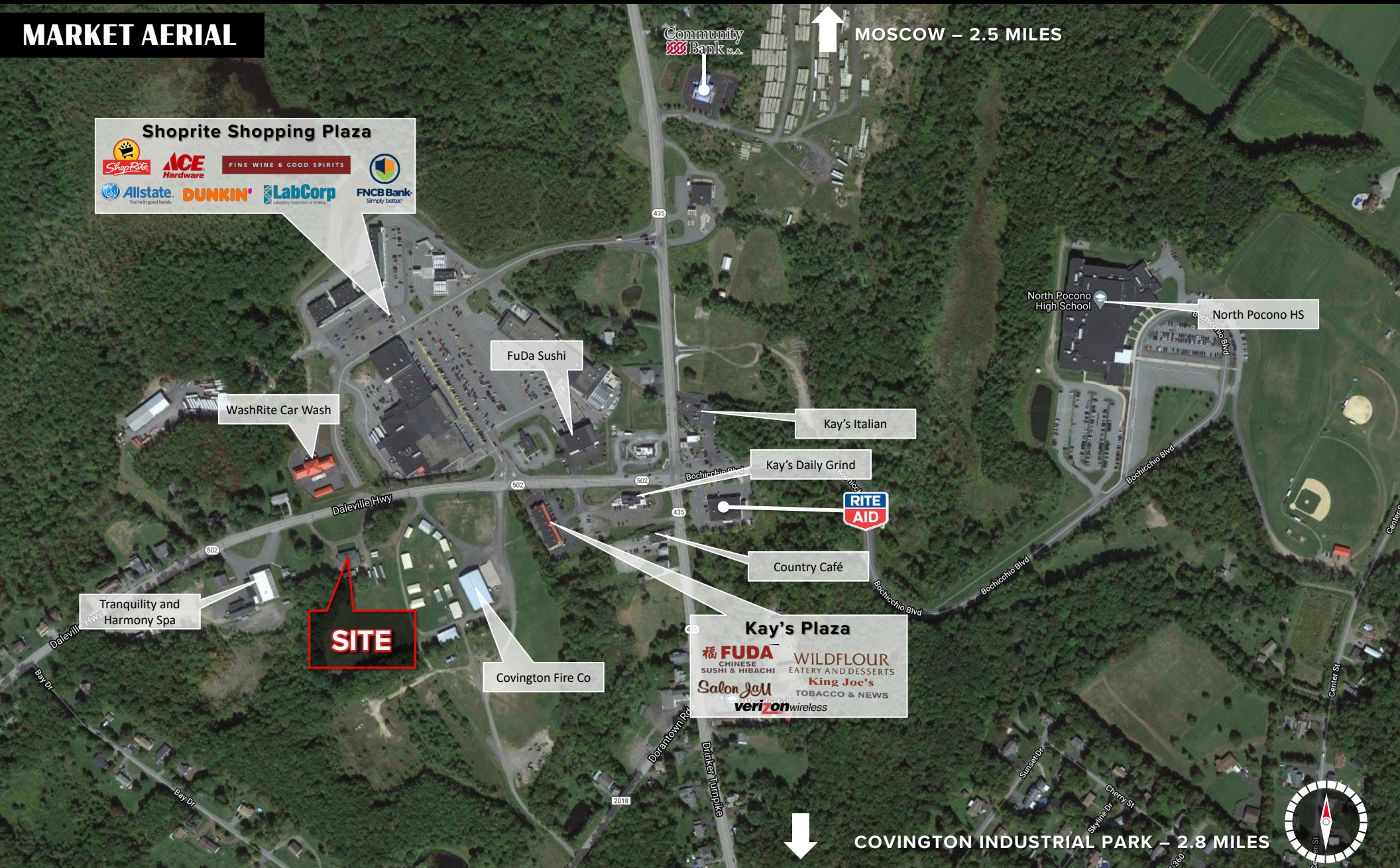


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## MARKET AERIAL



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