429 DALEVILLE HWY

Daleville, PA 18444



±625 SF

FOR LEASE

ADAM HAGERMAN | CALE BRUSO | BRAD ROHRBAUGH | CHAD STINE

FOR LEASING INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT WWW.BENNETTWILLIAMS.COM

ACTIVE MEMBER OF: RETAIL BROKERS NETWORK

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PROPERTY OVERVIEW

429 Daleville Highway is the old Daleville Elementary School that has been completely renovated as an office center for local businesses. Currently, the space offers 625 SF of 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.

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 house- hold 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.

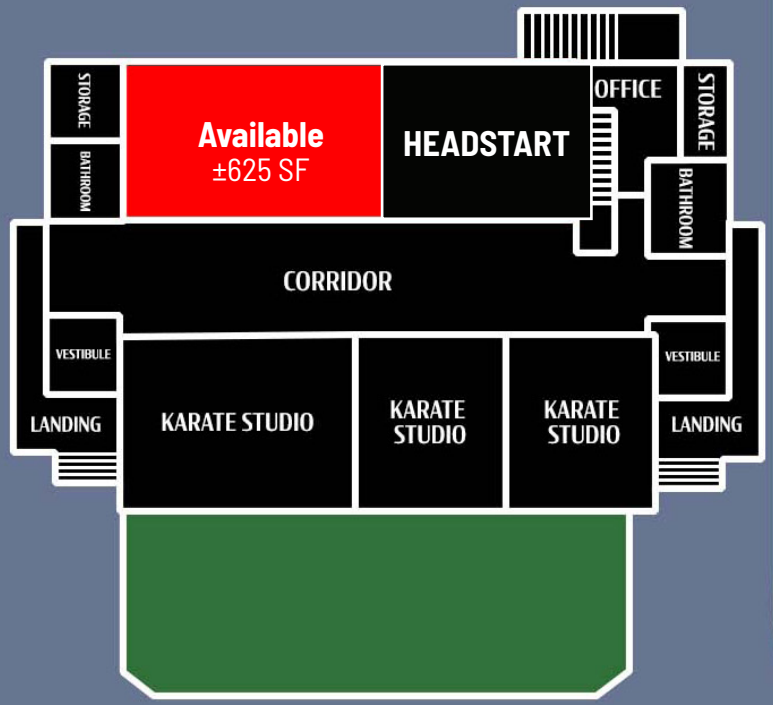
DEMOGRAPHICS	5 MILE	7 MILE	10 MILE
POPULATION	12,772	18,039	69,313
EMPLOYEES	3,053	3,752	22,257
AVERAGE HHI	$116,237	$113,665	$97,731
HOUSEHOLDS	5,125	7,292	27,864







SITE PLAN


STORAGE
BATHROOM
Available
±625 SF
HEADSTART
OFFICE
STORAGE
BATHROOM
CORRIDOR
VESTIBULE
LANDING
KARATE STUDIO
KARATE STUDIO
KARATE STUDIO
VESTIBULE
LANDING

MARKET AERIAL



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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.

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