

1105 W Main Street

Mount Joy, PA 17552

± 8,196 SF

Available For **Sale**



Blake Shaffer | Ashlee Lehman | Cale Bruso | Brad Rohrbaugh | Chad Stine
For Sale Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

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PROPERTY OVERVIEW

1105 W Main Street is a +/- 8,196 sf building located just a stone's throw from Downtown Mount Joy. The property offers excellent visibility from the main corridor, along with easy access, pylon signage, and ample parking. This gives a great opportunity to join the retail market of Mount Joy and surrounding markets. Nearby businesses include JB Hostetter and Son, Weis Market, Dollar General, and CVS, just to name a few. 1105 W Main Street is also down the street from Florin Hill Apartment Complex (192 Units) and hundreds of other residential homes.



POPULATION

3 MILE- 20,814

5 MILE- 50,967

7 MILE- 92,132



EMPLOYEES

3 MILE- 6,229

5 MILE- 18,718

7 MILE- 31,162



AVERAGE HHI

3 MILE- \$90,424

5 MILE- \$93,065

7 MILE- \$89,937



HOUSEHOLDS

3 MILE- 8,421

5 MILE- 19,770

7 MILE- 35,816



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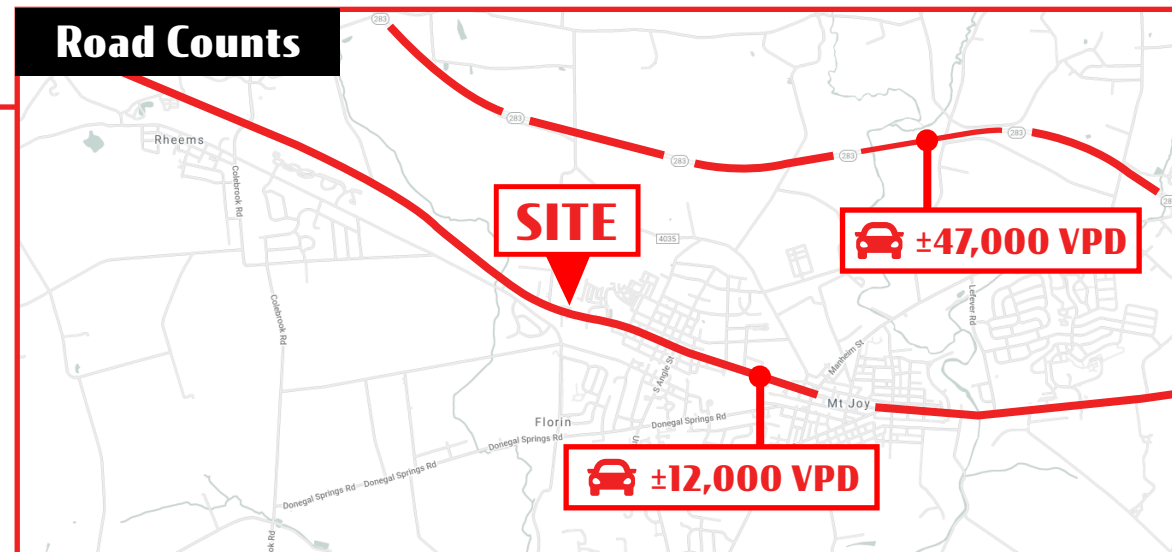


Location

This opportunity is strategically located on Main Street, which is the main travel artery from Elizabethtown, and then interchanges with Route 283 to Lancaster. This makes it easy for the site to service not only Mount Joy, but also Elizabethtown, Manheim, Lancaster, and Middletown.

Trade Area

The demographics are strong with 169,264 people within a 10-mile radius with 66,428 households and an average household income of \$93,144. That is almost \$30,000 higher than the U.S. average household income. The demographics for the 20-minute drive time are just as strong. There are 140,524 people within 55,092 households, with an average household income of \$92,174.



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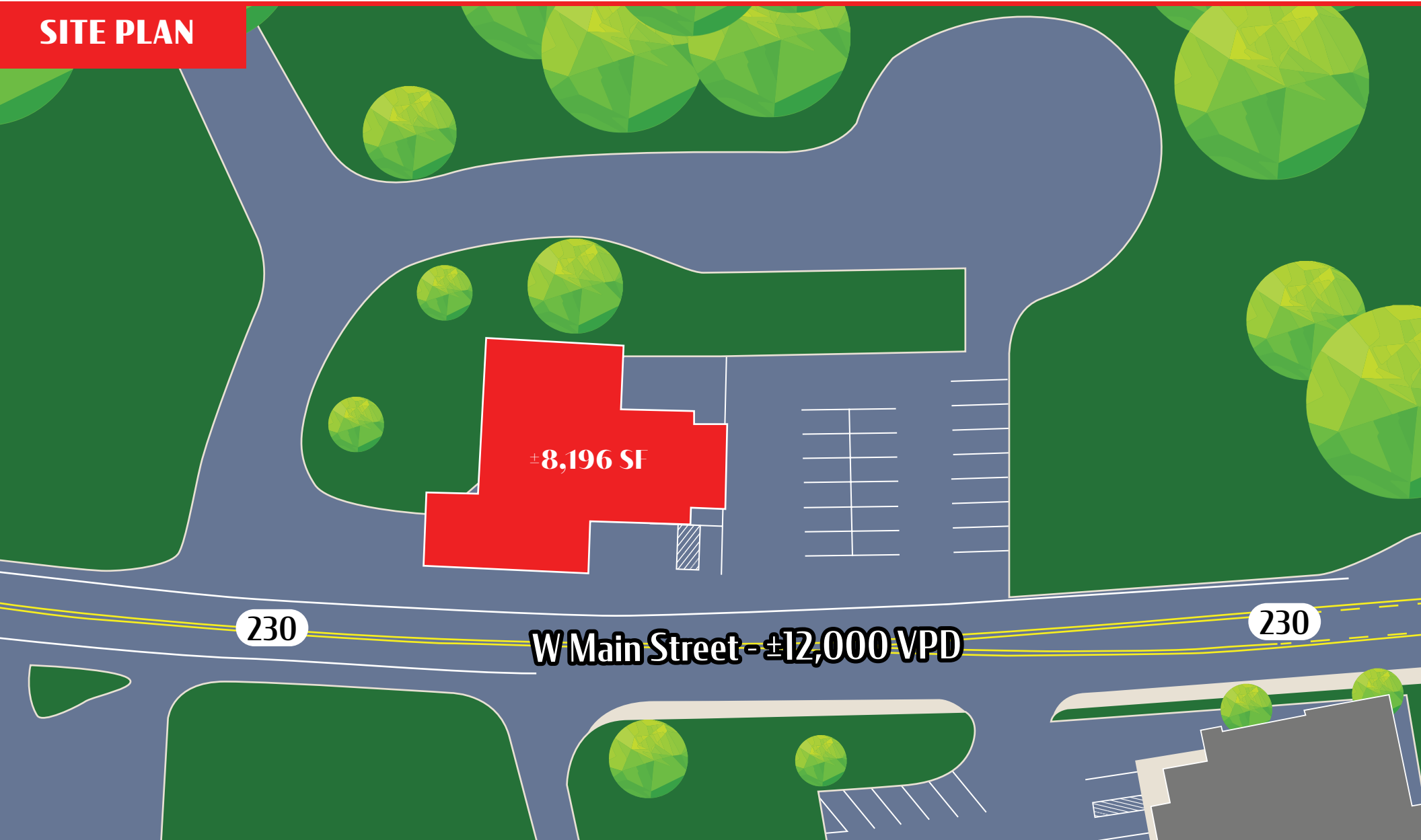
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SITE PLAN



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Market Aerial



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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

WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310
Williamsport, PA 17701

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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LANDLORD

TENANT

INVESTMENT

PROPERTY



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.

