

Red Hill Road & W. Shortcut Road

Newport, PA 17074 | Perry County

Available



Property Overview

The corner of Red Hill Rd. and W. Shortcut Rd. in Newport, PA offers a great opportunity to lease or purchase a +/- 6 acre parcel located directly off the Newport exit on US Routes 22-322 (±21,000 VPD). This parcel sits directly across from the region's Tractor Supply and Newport Plaza, which features Giant Foods, Burger King, Rite Aid, Pinnacle Health, Verizon, Subway, Newport Beverage and more! This site offers an amazing opportunity for a multitude of uses including but not limited to: gas station or convenience store, medical use, fast-food users, automotive use, and more.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	4,802	8,928	15,504
TOTAL EMPLOYEES	1,499	1,915	2,904
AVERAGE HHI	\$68,015	\$79,337	\$84,653
TOTAL HOUSEHOLDS	1,967	3,571	6,109
TRAFFIC COUNTS:			
Red Hill Road (PA 34) - ±7,000 VPD Rt 22/322 - ±21,000 VPD			

CALE BRUSO | ADAM HAGERMAN | 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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Red Hill Road & W. Shortcut Road

Newport, PA 17074 | ± 6.5 Acres of Land

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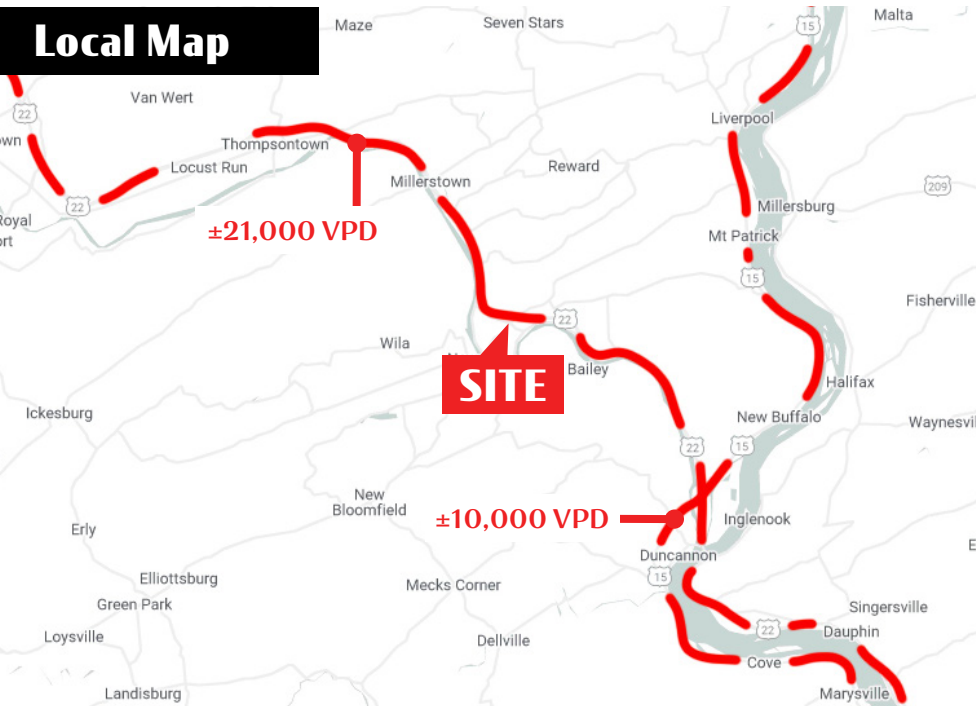
Location

The property is situated less than a half - mile off of the Newport exit of US Routes 22-322 (±21,000 VPD) and is less than one hour from State College, PA, as well as 40 miles from the state capital of Harrisburg, PA. Newport is in the central portion of Pennsylvania in Perry County. The county is approximately 45 miles southeast of State College and 40 miles northwest of Harrisburg. Perry County is influenced by its close proximity to State College, the home of Pennsylvania State University's main campus, which houses 46,606 undergraduate students.

Trade Area

Perry County has a population of 45,810 people with a median age of 42 and a median household income of \$68,437. Between 2010 and 2021 the average household income of Perry County, PA grew from \$58,814 to \$85,028, a 44.57% increase.

Local Map



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MARKET AERIAL



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