

3106 Everett Road

East Freedom, PA | 16637

For Sale or Lease



3106 Everett Rd offers a 1.42-acre pad site that sits along Rt 164. (±17,000 VPD) and at the entrance ramp to I-99 (±22,000 VPD). 3106 Everett Rd provides an excellent opportunity at a signalized corner to join the East Freedom retail market, which extends over 20 miles into the Duncansville/Altoona market. The 1.42-acre parcel would be an excellent fit for a quick-service restaurant, convenient store, automotive user and more! Join the retail market that features Walmart, Get Go, Taco Bell, Sheetz and more! The site has great visibility from I-99 (±22,000 VPD) and Rt. 164 (±17,000 VPD) and is in a premier location for an array of users.

Surrounding Retailers



Adam Hagerman | Cale Bruso | Brad Rohrbaugh | Chad Stine

For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

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Location

3106 Everett Rd sits along Rt. 164 (±17,000 VPD) and has exceptional visibility from I-99 (±22,000 VPD). The site sits at a signalized corner in the heart of the East Freedom, PA market. Rt. 164 (±17,000 VPD) extends over 20 miles from East Freedom through Altoona and serves as one of the main retail arteries through the towns of East Freedom, Duncansville, and Altoona.

Trade Area

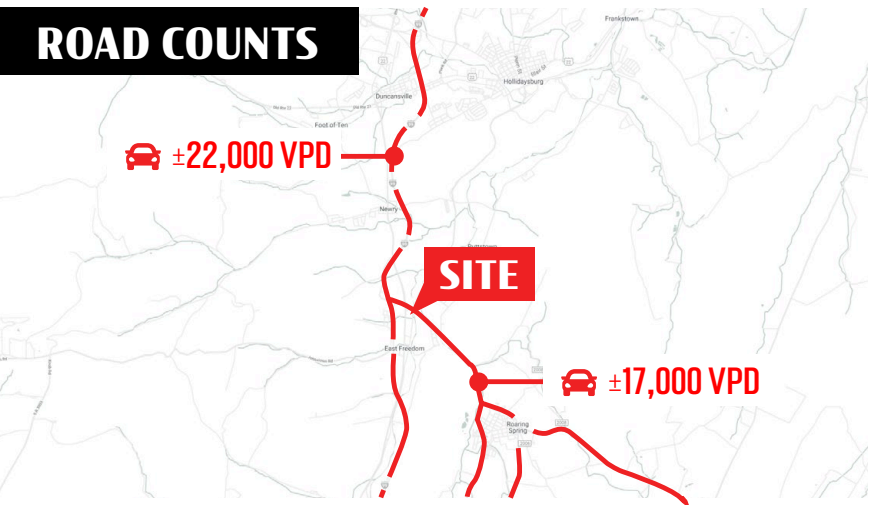
Adding to the stability of this location, the site shows a 10-minute drive time demographic of over 21,953 people with household incomes more than \$82,767 and daytime demographics equally as strong with 19,420. The demographics within a 10-mile radius include 67,749 people in 28,620 homes, a labor force of 56,082 with an average household income of \$78,738. The area has seen a growth of 9.6% since 2000 with over 2,942 new homes.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	6,601	21,203	38,326
TOTAL EMPLOYEES	1,485	8,894	17,076
AVERAGE HHI	\$89,121	\$98,973	\$97,274
TOTAL HOUSEHOLDS	2,804	9,122	16,349

TRAFFIC COUNTS: Rt. 164 ± 17,000 VPD

ROAD COUNTS



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MARKET AERIAL



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ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

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MARKET AERIAL



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

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
State College, PA 16803

WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1
West Chester, PA 19380

NEW JERSEY OFFICE:

236 E. Route 38, Suite 130
Moorestown, NJ 08057

LISTING AGENTS:



Adam Hagerman

ahagerman@bennettwilliams.com



Cale Bruso

cbruso@bennettwilliams.com



Brad Rohrbaugh

brohrbaugh@bennettwilliams.com



Chad Stine

cstine@bennettwilliams.com

CONTACT US

717.843.5555 | www.bennettwilliams.com



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.

