

3106 Everett Road

East Freedom, PA | 16637

For Sale or Lease



Property Overview

Available
±1.42 SF

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.*

3106 Everett Road

East Freedom, PA | 16637

For Sale or Lease

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

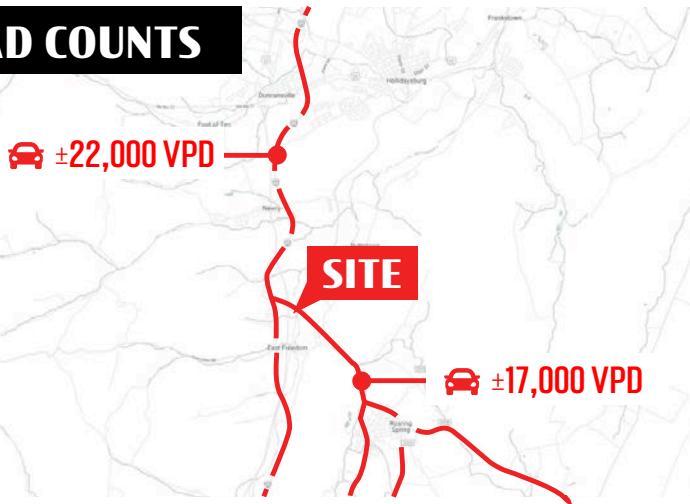
Adding to the stability of this location, the site shows a 10-minute drive time demographic of over 21,953 people with household incomes more than \$82,767 and daytime demographics equally as strong with 19,420. The demographics within a 10-mile radius include 67,749 people in 28,620 homes, a labor force 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



3106 Everett Road

East Freedom, PA | 16637

For Sale or Lease

MARKET AERIAL



3106 Everett Road

East Freedom, PA | 16637

For Sale or Lease

15 MINUTE MARKET - ALTOONA, PA



SHEETZ
ALDI
LOWE'S
BEST BUY
THE HOME DEPOT

Logan Town Center
Boscov's, GIANT EAGLE, KOHL'S, DICK'S SPORTING GOODS, Michael's, BED BATH & BARNES & NOBLE, ROSS, BEYOND BOOKSELLERS, DRESS FOR LESS, ASHLEY petco, five BELOW, ULTA BEAUTY, MATTRESS Warehouse, GameStop, TEXAS PANERA BREAD, chili's, DQ, verizon

Pleasant Valley Shopping Center
Save a lot, JO-ANN, DOLLAR TREE, food stores, fabric and craft stores, RITE AID, Olive Garden, Red Lobster, CHONG CHANG'S, THE SWEET BRASS COMPANY

Morningside Plaza
HOBBY LOBBY, Gabes, TACO BELL, Arby's, LONG JOHN SILVERS

MARTIN'S, LONGHORN, Bob Evans

Logan Valley Mall
macy's, sears, JCPenney, AMC THEATRES, H&M, OLD NAVY, Applebees

BIG LOTS!
CRAVENS, PUCKER BARREL, Hampton Inn

PARK HILLS PLAZA
weis, Dunham's SPORTS, HARBOR FREIGHT TOOLS, Aaron's, SHOE CARNIVAL, Denny's, RED ROBIN, THE SWEET BRASS COMPANY

OUTBACK

Sierra North Plaza
TARGET, FIELD STREAM, petco, DUNKIN' DONUTS, Chick-fil-e, FRIDAYS

Plank Road Commons
Walmart, TJ-maxx, PRIMANTI BROS., MATTRESS Warehouse, GameStop, T-Mobile, F&E

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.

At Bennett Williams, your investments are always in good hands. Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the investment sales segment of the industry.



Bennett Williams is a member of the Capital Markets Real Estate Network, a nationwide network of professionals dedicated to, and specializing in the capital markets segment of commercial real estate. CMRE is comprised of the most highly-qualified, best-experienced independent Capital Market real estate professionals.



LISTING AGENTS:

Adam Hagerman

AHagerman@bennettwilliams.com

Cale Bruso

CBruso@bennettwilliams.com

Brad Rohrbaugh

BRohrbaugh@bennettwilliams.com

Chad Stine

CStine@bennettwilliams.com

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

EXTON OFFICE:

1 E. Uwchlan Ave. Suite 409,
Exton, PA 19341

WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310,
Williamsport, PA 17701

LANCASTER OFFICE:

150 Farmington Lane
Lancaster, PA 17601

NEW JERSEY OFFICE:

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

WEST CHESTER OFFICE:

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

CONTACT US

717.843.5555 | www.bennettwilliams.com

