

# 1607 State Road

Duncannon, PA 17020 | Perry County

*For Lease*

±52,000 VPD

22

DOLLAR GENERAL

SHEETZ

±2 Acres

Cove Mountain  
Farmer's Market

15

State Road - ±10,000 VPD

Big Bee Boats & RV  
We Sell Fun

## Property Overview

**1607 State Road** is a ±2 Acre pad of commercial zoned land located in the market of Duncannon along State Rd (US Route 15) (±10,000 VPD) in Perry County, Pennsylvania. 1607 State Road offers a premier pad site next to the region's Susquenita High School and Elementary School. The opportunity at 1607 State Road comes with a mix of national and regional surrounding tenants such as Sheetz, Dollar General, Rohrer Bus, Big Bee Boats and RV, Hong Kong Express and more!

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	4,858	23,884	68,577
TOTAL EMPLOYEES	1,049	4,908	22,145
AVERAGE HHI	\$99,578	\$98,817	\$102,582
TOTAL HOUSEHOLDS	1,892	9,697	27,828

### TRAFFIC COUNTS:

State Road (Rt 11/15) - ±10,000 VPD | Rt 22 - ±52,000 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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**RETAIL BROKERS NETWORK**



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± 2 Acres of Land

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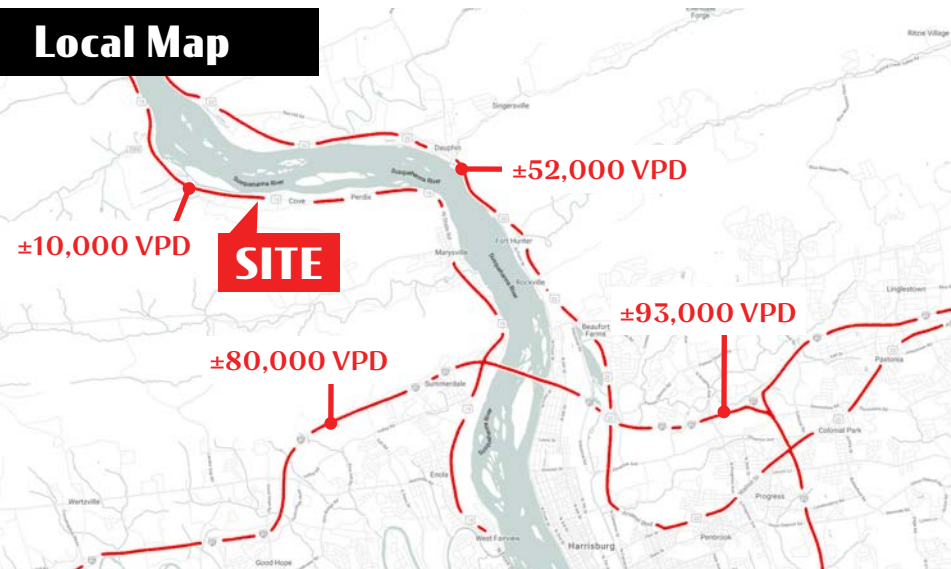
## Location

The property is situated along Route 11 (±10,000 VPD) and Route 15 (±10,000 VPD) which serves as the main throughfare from Harrisburg to Selinsgrove and Bloomsburg. In addition, Route 15 (±10,000 VPD) connects to US 22 (±52,000 VPD) which is the main route to State College, PA from the Greater Harrisburg Area. 1607 State Road is in the central portion of Pennsylvania in Perry County. Perry County is bordered by Dauphin, Cumberland, Franklin, Juniata, North-Umberland, and Snyder Counties. The county is approximately 50 miles southeast of State College and 15 miles northwest of Harrisburg. Perry County is influenced by its 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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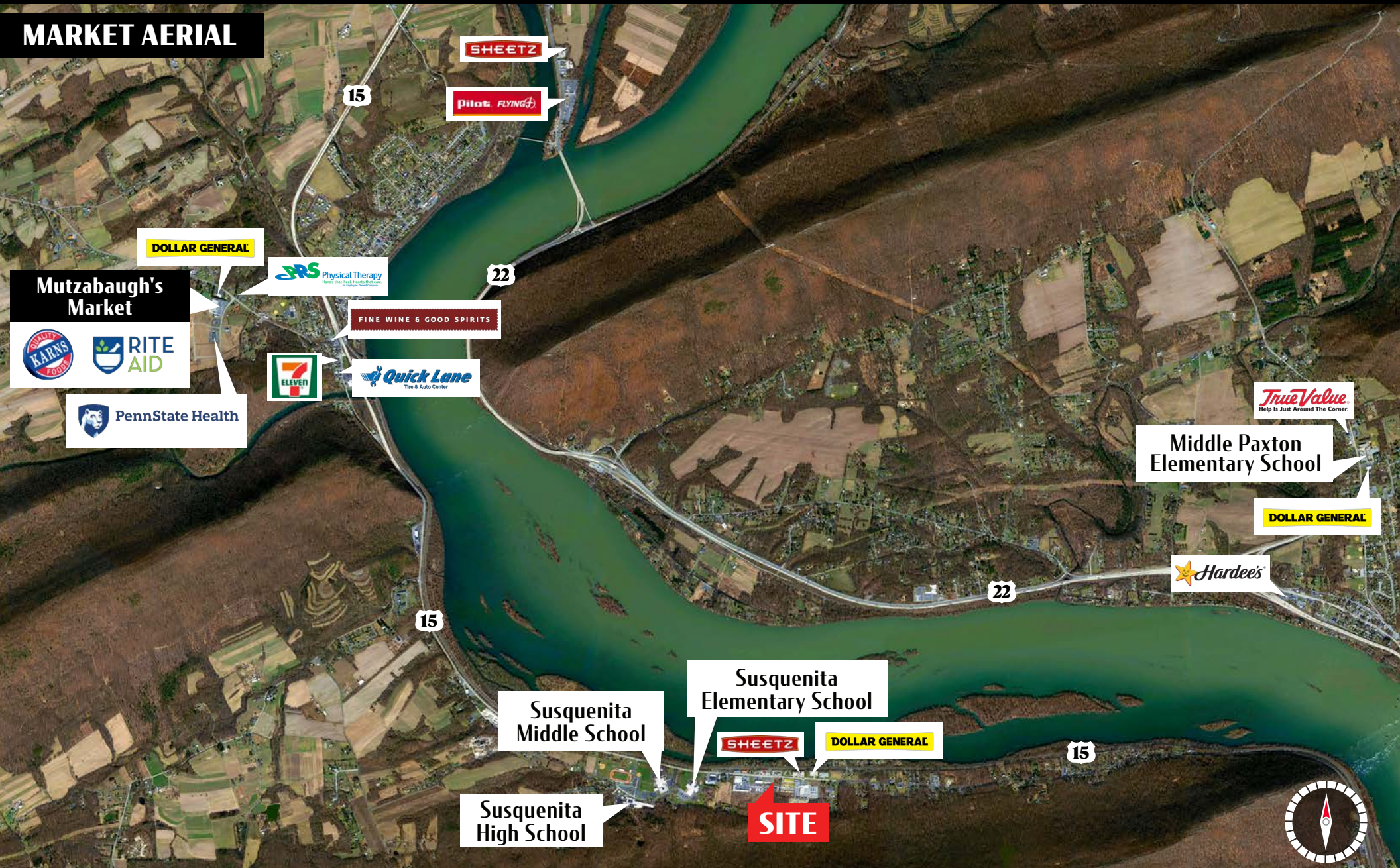


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## MARKET AERIAL



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