

3730 Penn Ave

Sinking Spring, PA 19608

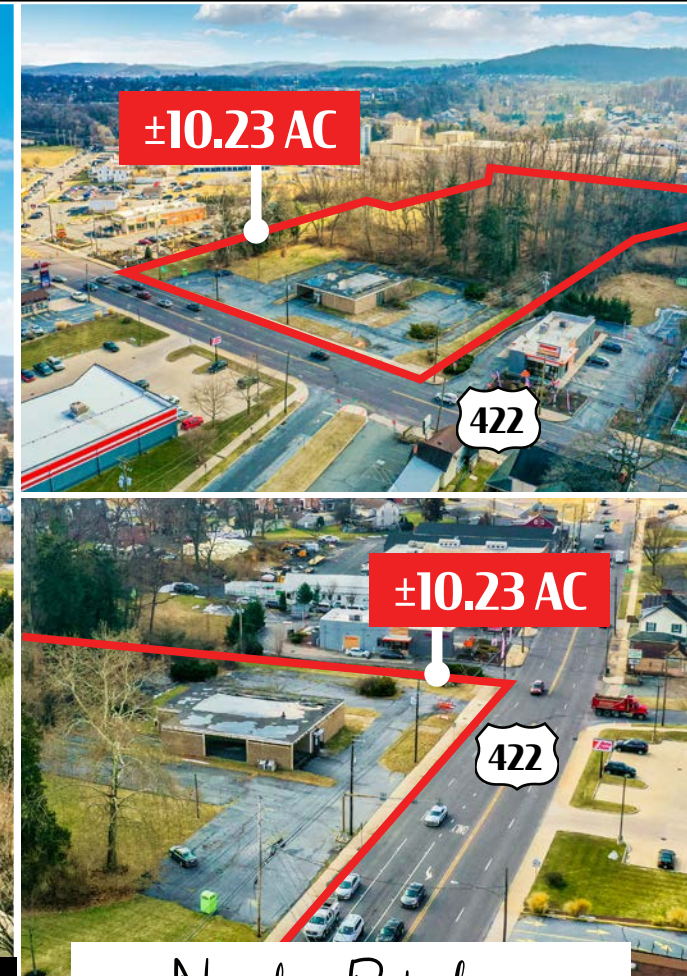
Available For Sale



Property Overview

Available
±10.23 AC

3730 Penn Ave offers a great redevelopment opportunity on 10.23 acres along Sinking Springs main retail corridor. This site features ample frontage along Penn Ave (±26,000 VPD) and is surrounded by national retailers such as McDonalds, Dunkin Donuts, Five Guys, Lidl, Wawa and more. This site would be an excellent fit for medical, office, retail, automotive, grocery and more.



Nearby Retailers



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: 2173 Embassy Drive, Suite 201, Lancaster, PA 17601
New Jersey Office: 309 Fellowship Rd, Suite 200, Mt. Laurel, NJ 08054

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COMMERCIAL REAL ESTATE

ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

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Trade Area

3730 Penn Ave is strategically positioned with significant frontage along Route 422 (±26,000 VPD) with close proximity to Shillington Rd (±10,000 VPD). Route 422 (±26,000 VPD) is the main throughfare from Hershey to Reading and extends over 50 miles.

Surrounding Market



DEMOGRAPHICS

| | 3 MILE | 5 MILE | 7 MILE |
|------------------|-----------|----------|----------|
| TOTAL POPULATION | 52,006 | 128,652 | 220,925 |
| TOTAL EMPLOYEES | 23,994 | 58,128 | 82,194 |
| AVERAGE HHI | \$112,780 | \$87,173 | \$80,091 |
| TOTAL HOUSEHOLDS | 20,603 | 49,420 | 82,670 |

TRAFFIC COUNTS:

Penn Ave - ±26,000 VPD | Shillington Rd - ±10,000 VPD

Location

Adding to the stability of the area, 3730 Penn Ave shows a 10-minute drive time demographic of over 72,728 people with household incomes of more than \$105,265 and daytime employment demographics equally as strong with 36,168. The demographics within a 10-mile radius include 305,356 people in 114,527 homes, a labor force of 110,229 with an average household income of \$84,593. The area's growth has increased over 10.3% since 2000 with over 12,514 new homes.

Road Counts



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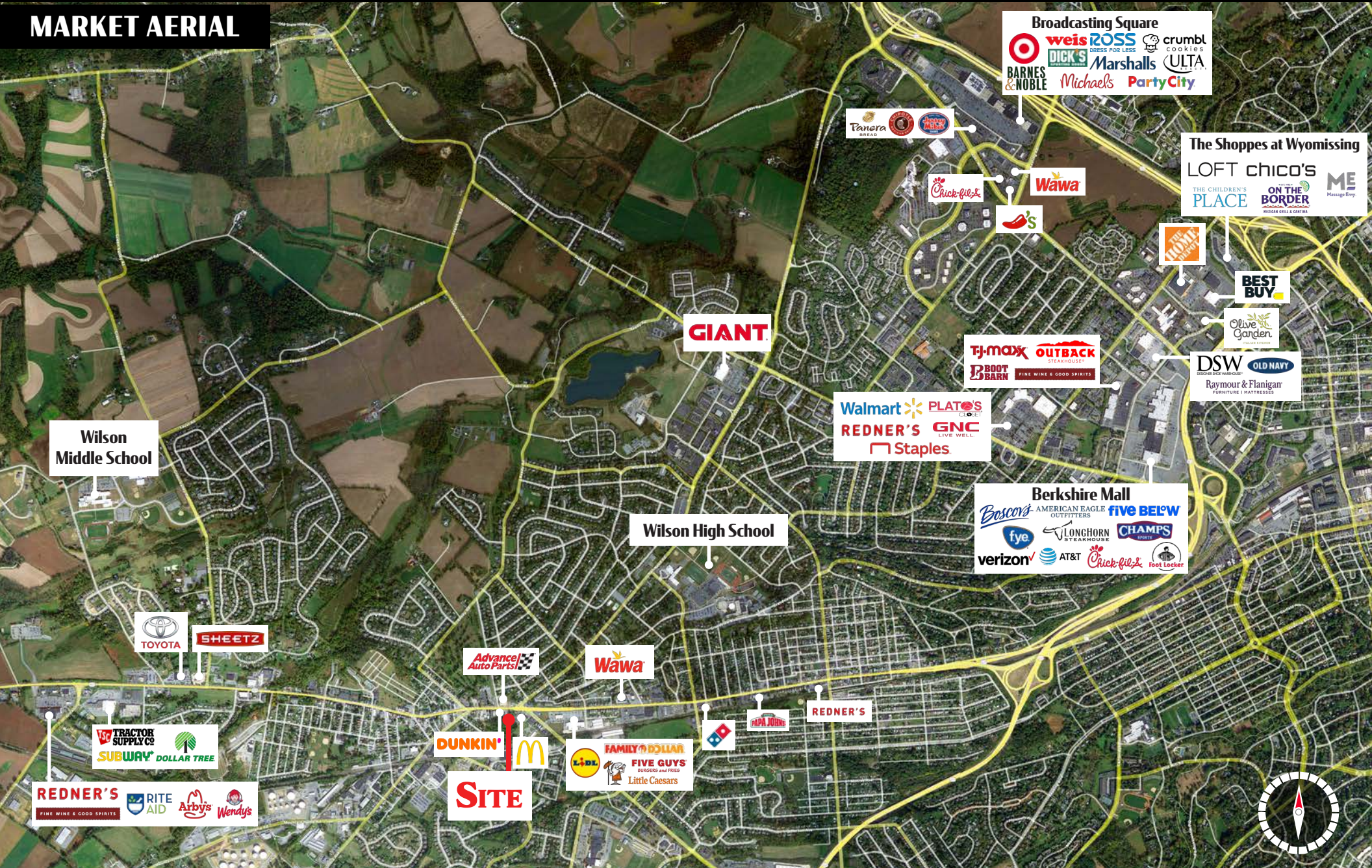
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MARKET AERIAL



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