

600 - 610

# EAST MAIN STREET

MOUNT JOY, PA | 17552

± 13,000 VPD



±3.1 ACRES | FOR SALE



Jeff Herr | Jeffrey Herr

For Sale Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



COMMERCIAL BROKERAGE. *Redefined.*

# 600-610 E MAIN ST

MOUNT JOY, PA | 17552

±3.1 ACRES  
**FOR SALE**

## PROPERTY OVERVIEW

**600 & 610 E. Main St.** is 3.1 acres of land zoned Neighborhood Commercial and Conservation on a rapidly developing retail and commercial corridor in the Mount Joy area. Situated at a signalized intersection and across the street from a Giant-anchored shopping center that includes Dunkin Donuts and Dollar Tree. 13,000 VPD traffic count and existing 2,400 sf church and single family home on site.



E MAIN ST: ±13,000 VPD  
PA 283: ±53,000 VPD



**POPULATION**  
3 MILE- 17,927  
5 MILE- 47,332  
7 MILE- 115,606



**EMPLOYEES**  
3 MILE- 7,007  
5 MILE- 15,119  
7 MILE- 40,019



**AVERAGE HHI**  
3 MILE- \$113,496  
5 MILE- \$116,801  
7 MILE- \$116,360



**HOUSEHOLDS**  
3 MILE- 7,587  
5 MILE- 18,800  
7 MILE- 45,401

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## MARKET OVERVIEW



# Bennett Williams

COMMERCIAL REAL ESTATE

## OUR LOCATIONS:

### YORK OFFICE:

3528 Concord Rd.  
York, PA 17402

### EXTON OFFICE:

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

### WEST CHESTER OFFICE:

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

### LANCASTER OFFICE:

150 Farmington Lane, Suite 201  
Lancaster, PA 17601

### WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310  
Williamsport, PA 17701

### NEW JERSEY OFFICE:

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

## LISTING AGENTS:



### Jeff Herr

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### Jeffrey Herr

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## CONTACT US

717.843.5555 | [www.bennettwilliams.com](http://www.bennettwilliams.com)

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## 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.

