

ARA Center | 4201 - 4245 W. Lincoln Highway

Parquesburg, PA 19365

± 1,000-1,800 SF Office/Retail Space Available

Available For Lease

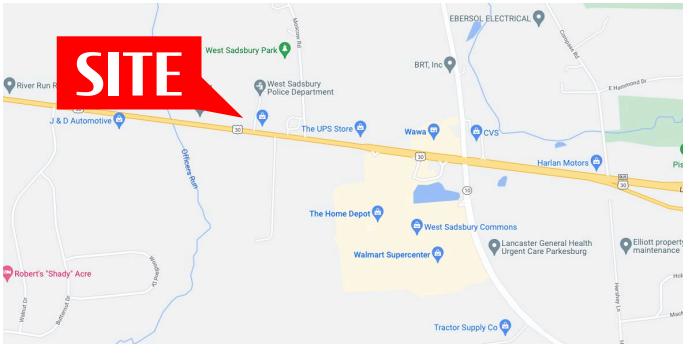
Property Overview

4201-4245 W. Lincoln Highway ARA Center is a professional office and retail center featuring retail storefront spaces, a must see 1,800 SF Paxon House, and a 1,200 SF Cape Cod-style house ideal for professional office uses. This property, located on heavily-travelled Rt 30 (West Lincoln Highway), offers excellent visibility, easy access and a traffic count exceeding 19,000 VPD. Current tenants include medical, legal and professional offices and other retail and general business tenants. The spaces are modified gross rentals and are available immediately.



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	612	14,489	35,117
TOTAL EMPLOYEES	1,031	4,106	8,668
AVERAGE HHI	\$98,245	\$99,744	\$101,849
TOTAL HOUSEHOLDS	210	5,189	12,372

TRAFFIC COUNTS: **Lincoln Highway** - ±19,000 VPD



Jane McGill | Bill Hess
For Leasing Information: 610.321.1111 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

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MARKET AERIAL



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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.

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.



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