

# 859 Octorara Trail | Parkesburg, PA 19365

1,500 SF Existing & Up To 3,200 SF Proposed

Available For Sale/Lease

## Property Overview

Join Wawa and other nearby retailers, including CVS, McDonalds, Home Depot and Walmart at the busy intersection of Rt 30 & Rt 10 in Parkesburg PA. Traffic count on Rt 30 exceed 35,000 cars per day, and on Rt 10 the count is over 15,000, with full turn access from all directions with traffic light controls.

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:**  
Rt. 30 - ± 17,197 VPD | Rt. 10 - ± 6,986 VPD



**ANTHONY CURCIO**  
610.321.1111  
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, Lancaster, PA 17603  
New Jersey Office: 309 Fellowship Rd, Suite 200, Mt. Laurel, NJ 08054

**Bennett Williams**  
COMMERCIAL REAL ESTATE

ACTIVE MEMBER OF:  
**RETAIL** BROKERS NETWORK

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**AVAILABLE**  
Up To 3,200 SF

Octorara Trail (Rt. 10)

Lincoln Hwy (Rt. 30)

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## MARKET AERIAL



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