

1215 N. Reading Road

Stevens, PA | 17578

For Lease



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	20,081	53,336	79,546
TOTAL EMPLOYEES	9,004	21,204	27,447
AVERAGE HHI	\$86,332	\$89,100	\$90,898
TOTAL HOUSEHOLDS	7,297	19,809	29,091
TRAFFIC COUNTS: N Reading Road ± 15,000 VPD			

Property Overview

Available
±1,200 - 11,000 SF

1215 N. Reading Road sits at the heart of the Stevens, PA market and features two new, mixed use strip centers surrounding the current Two Cousins Pizza Restaurant. This new development is geared towards retail/medical/office users looking to expand their presence into the Stevens market. Ownership can accommodate users up to 11,000 square feet. Surrounding retailers and attractions include Weis, Planet Fitness, CVS, Burger King, Two Cousins Pizza, The Green Dragon Market, Four Seasons Produce, Foxchase Golf Club, and more!

Surrounding Retailers



Adam Hagerman | Cale Bruso
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

Bennett WILLIAMS
COMMERCIAL REAL ESTATE

ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

1215 N. Reading Road

Stevens, PA | 17578

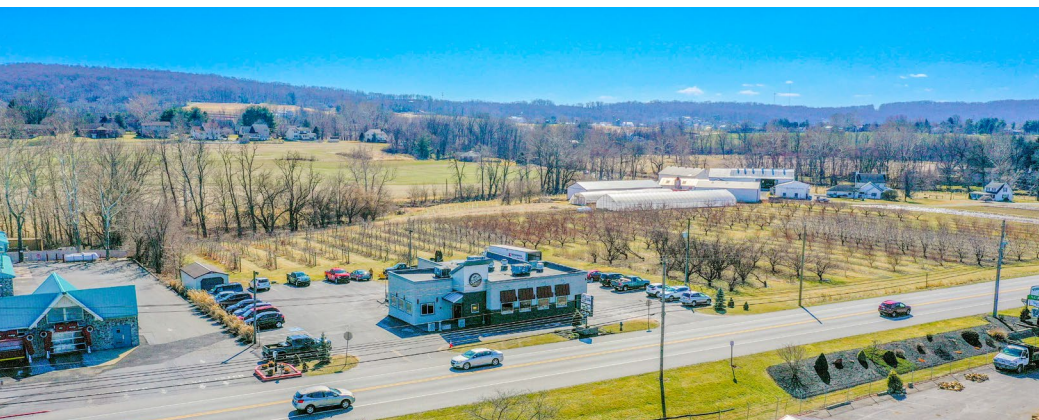
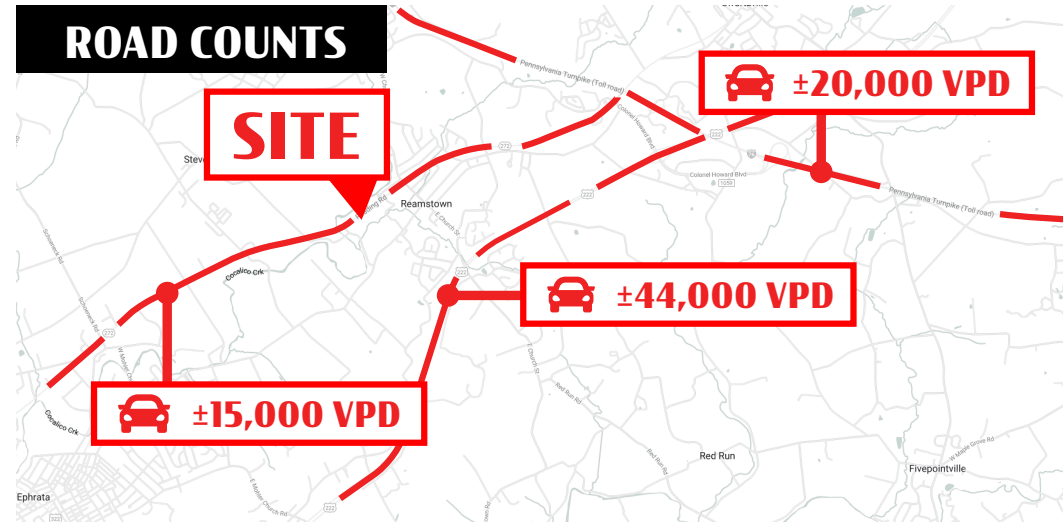
For Lease

Location

1215 N. Reading Road is strategically positioned with significant frontage in the market's primary retail corridor along Reading Road. This new mixed-use center benefits from the high-volume traffic flow of Reading Road ($\pm 15,000$ VPD), which is one of the area's heaviest traveled roadways. Reading Road acts as a focal point for retail, with a trade area that extends more than 10 miles from Lancaster to Stevens, attracting a vast customer base. With high concentration of traffic driven by anchor tenants located in the surrounding retail centers, the center pulls from not just the immediate trade area but surrounding market points as well.

Trade Area

Adding to the stability of the project, 1215 N. Reading Road shows a 20-minute drive time demographic of over 151,855 people with household incomes of more than \$96,028 and daytime employment demographics equally as strong with 120,537. The demographics within a 10-mile radius include 175,163 people in 64,349 homes, a labor force of 138,396 with an average household income of \$96,141. The area's growth since 2000 has increased over 17.1% with 11,364 new homes.



Adam Hagerman | Cale Bruso
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

Bennett WILLIAMS
COMMERCIAL REAL ESTATE

ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK

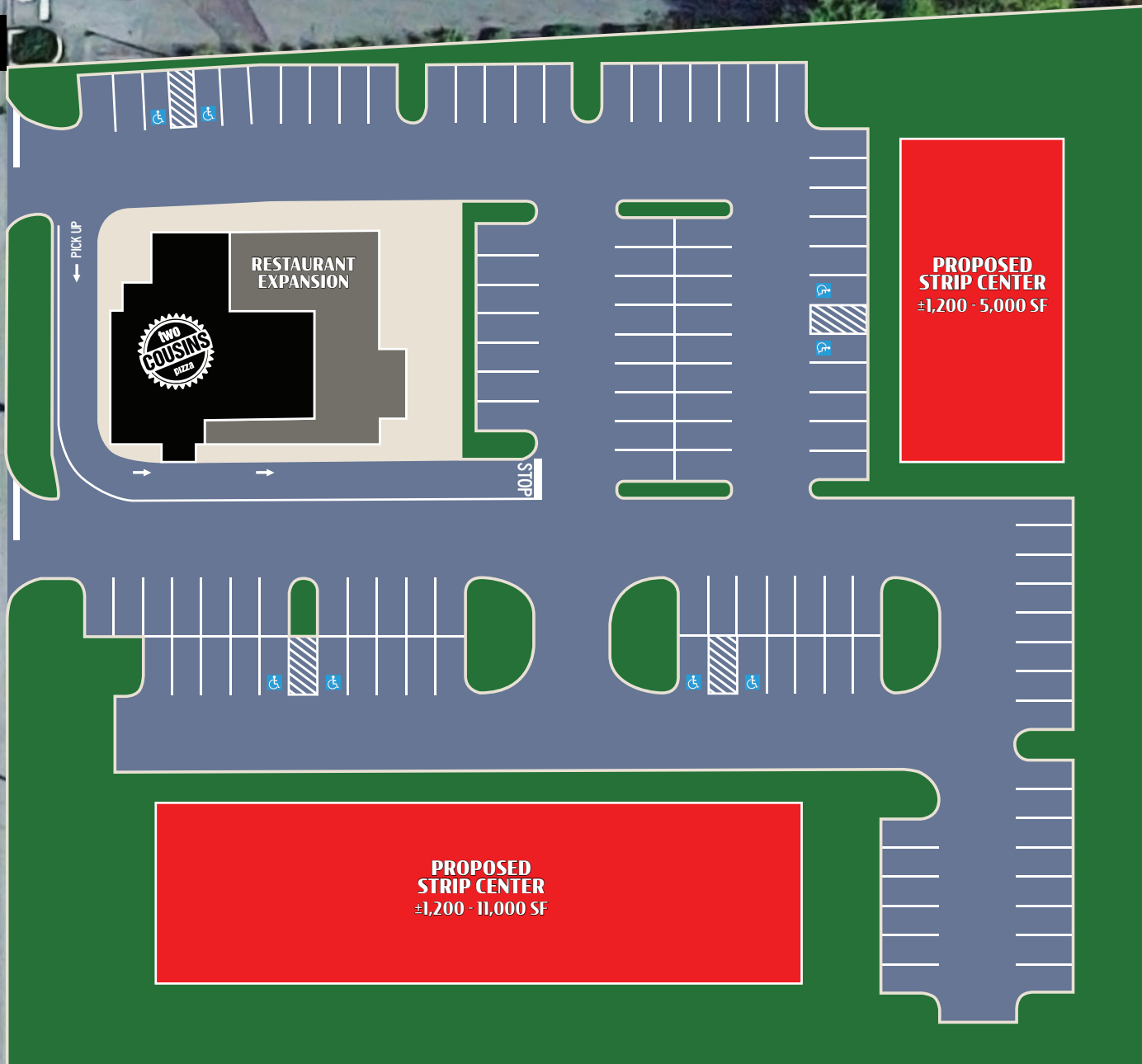
1215 N. Reading Road

Stevens, PA | 17578

For Lease

SITE PLAN

N Reading Road = \$15,000 VPD



Adam Hagerman | Cale Bruso
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

Bennett WILLIAMS
COMMERCIAL REAL ESTATE

ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

1215 N. Reading Road

Stevens, PA | 17578

For Lease

MARKET AERIAL



Cocalico Middle School
±700 Students



Denver Elementary School
±500 Students



Cocalico High School
±1,000 Students



REDNER'S

DOLLAR GENERAL



FINE WINE & GOOD SPIRITS

Evergreen Acres Produce

Site



Adam Hagerman | Cale Bruso
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

Bennett WILLIAMS
COMMERCIAL REAL ESTATE

ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

