331 West Main Street Leola, PA | 17540





located in the Leola, PA market, along West Main Street (Route 23). The site presents a unique opportunity for a user to enter into the growing Leola market and with great visibility and access along West Main Street. The property is in close proximity to other traffic generating businesses, such as, Sharp Shopper, Rutter's, Dunkin', and DaVita, just to name a few.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	3,525	17,867	72,233
TOTAL EMPLOYEES	2,475	8,618	39,793
AVERAGE HHI	\$94,108	\$109,776	\$96,170
TOTAL HOUSEHOLDS	1,216	6,359	27,141

TRAFFIC COUNTS: West Main Street ±19,000 VPD

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





331 West Main Street Leola, PA | 17540

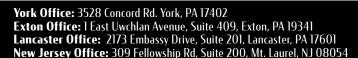
















331 West Main Street Leola, PA | 17540





Brad Rohrbaugh | Chad Stine | Justin Willits 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**

