

# 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  
±5,400- 6,912 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 12,312 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 | Francesco Conigliaro | Brad Rohrbaugh | Chad Stine  
For Leasing Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



COMMERCIAL BROKERAGE. *Redefined.*

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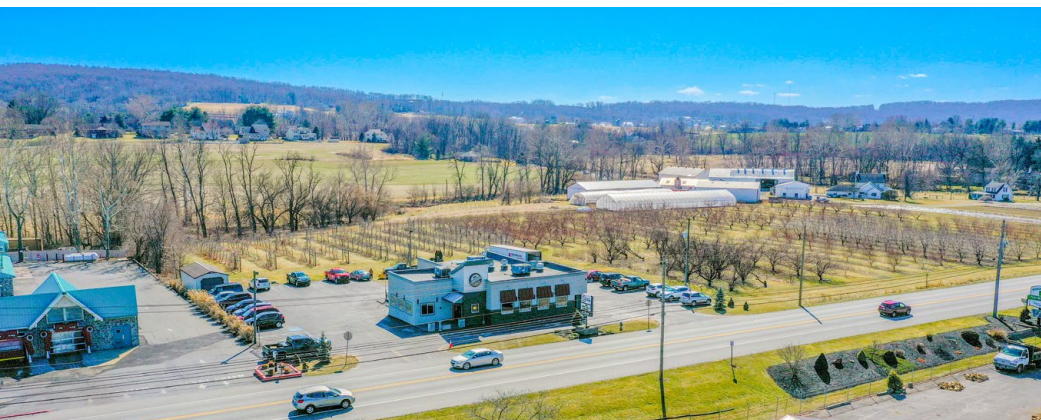
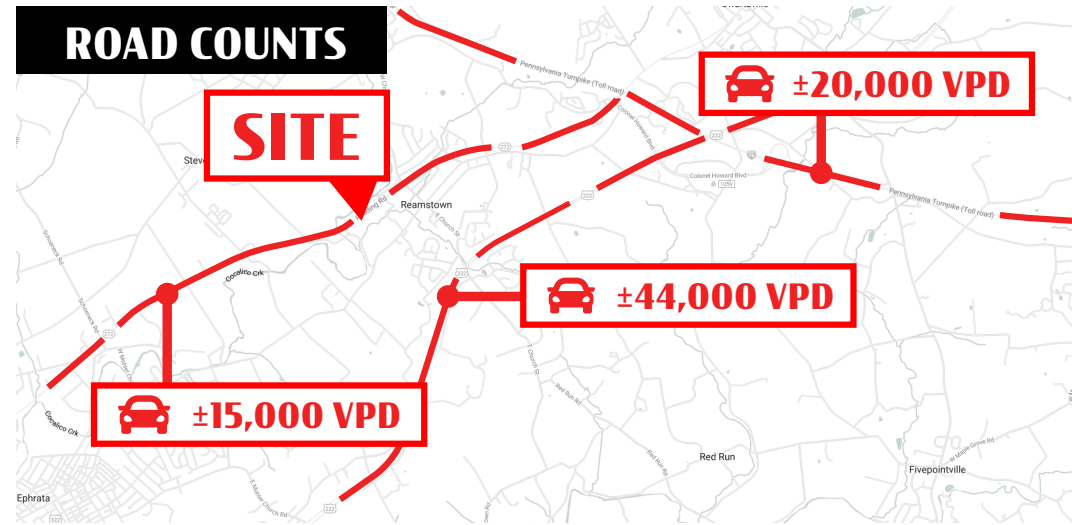
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## *Location*

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.



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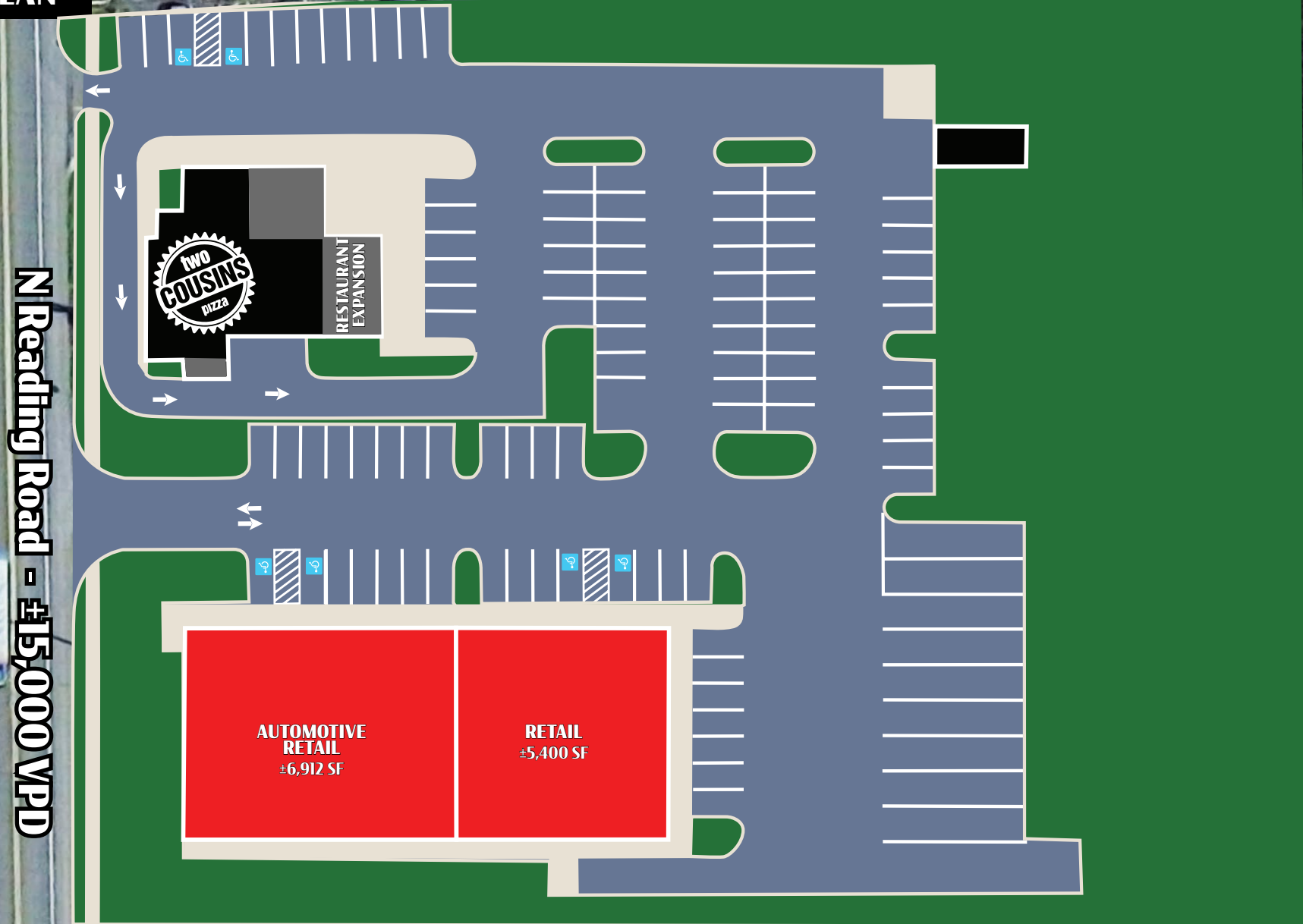
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## SITE PLAN



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## 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**



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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.



## LISTING AGENTS:

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## OUR LOCATIONS:

### YORK OFFICE:

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York, PA 17402

### EXTON OFFICE:

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

### WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310  
Williamsport, PA 17701

### LANCASTER OFFICE:

2173 Embassy Dr., Suite 201  
Lancaster, PA 17601

### NEW JERSEY OFFICE:

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

### WEST CHESTER OFFICE:

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

### CONTACT US

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