

For **Sale**

Rishel Hill Road

±76.8 AC



Bellefonte, PA 16823

Site

Rishel Hill Road

Nearby **Retailers**



DUNKIN'

GIANT

Futter's

PNC

SHEETZ

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Retail Brokerage. **Redefined.**

Bennett WILLIAMS
COMMERCIAL REAL ESTATE

ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

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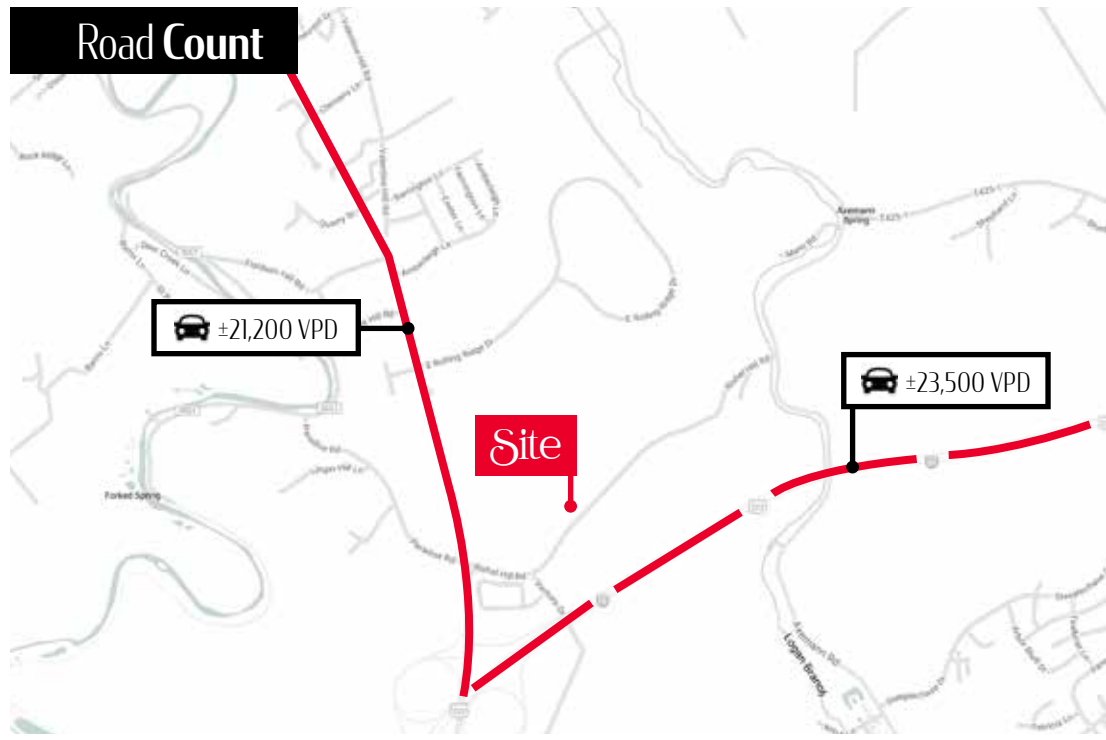


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Property Overview

Rishel Hill Road is home to a large development opportunity on 76.8 acres and has 57.2 acres zoned industrial in Benner Township and another 19.6 acres zoned agricultural in Spring Township. It's a perfect location for a business park, manufacturing plant, distribution centers, brewery/winery, recreational facility, townhomes, commercial uses, healthcare uses, dispensary, warehouse/storage units, and so much more.

The mostly flat lot sits just off the Bellefonte exit of I-99, proximal to the busy Benner Pike, and neighbors the Penn Eagle Industrial Park. The utilities are all within eyesight of the lot. Join other recent development in this area such as Rutter's, Dunkin Donuts, the Giant Plaza, and many new housing developments.



Location Overview

The lot is just off the Bellefonte exit of I-99. It is 5 minutes from State College, 13 minutes from University Airport, and 10 minutes to I-80.

| DEMOGRAPHICS | 1 MILE | 5 MILES | 10 MILES |
|------------------|----------|----------|----------|
| TOTAL POPULATION | 1,130 | 29,257 | 124,454 |
| TOTAL EMPLOYEES | 657 | 11,303 | 46,840 |
| AVERAGE HHI | \$81,557 | \$70,515 | \$64,963 |
| TOTAL HOUSEHOLDS | 432 | 10,599 | 45,952 |

TRAFFIC COUNTS: I-99 ± 23,500 VPD | Rt 150 ± 21,200 VPD

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Market Overview



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About Bennett Williams



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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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OUR LOCATIONS

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EXTON OFFICE

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