

For **Sale**

# Rishel Hill Road

± **76.8 acres**

**Back On The Market!**

Bellefonte, PA 16823



Site

Nearby **Retailers**



**DUNKIN'**

**GIANT**



**PNC BANK**



**Kandy Weader**  
For Sale Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)

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**RETAIL BROKERS NETWORK**

COMMERCIAL BROKERAGE. *Redefined.*

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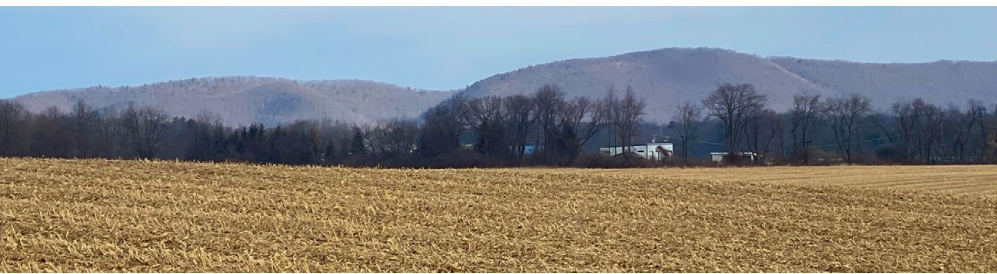
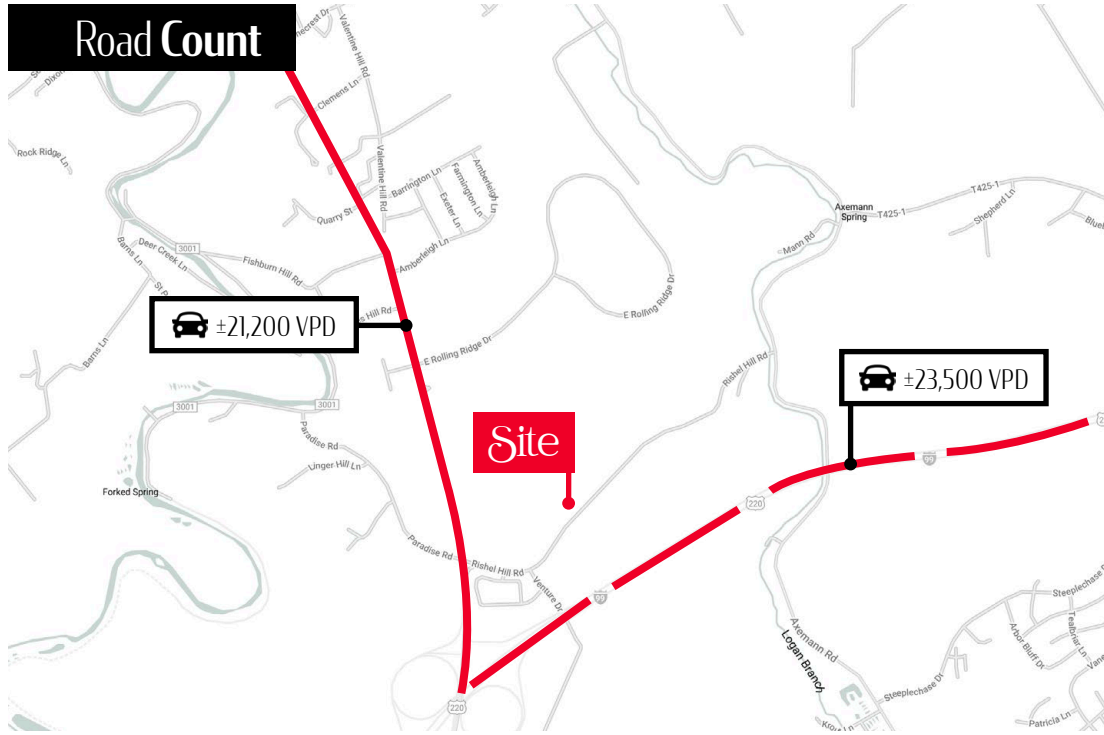
## Property Overview

Join the largest industrial area in Centre County. Rishel Hill Road is home to a large development opportunity on 76.8 acres, which has 57.2 acres zoned industrial in Benner Township and another 19.6 acres zoned agricultural in Spring Township. All the utilities are within eyeshot of the lot.

The mostly flat lot sits just off the Bellefonte exit of I-99 and only 7 miles from I-80. The lot neighbors Penn Eagle Industrial Park with a 60' right of way into the Park. It is only a mile from Benner Commerce Park, which has a 1 million sf, future fulfillment center planned in 2024. It is also proximal to Benner Pike with recent development such as Rutter's, Dunkin Donuts, the Giant Plaza, and many new housing developments.

It's a perfect location for a new business park, manufacturing plant, distribution centers, brewery/winery, recreational facility, townhomes, commercial uses, healthcare uses, dispensary, warehouse/storage units, and so much more.

Join other recent development in this area by calling for more details (814-574-5570) on this unique lot.



## 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**



**Kandy Weader**

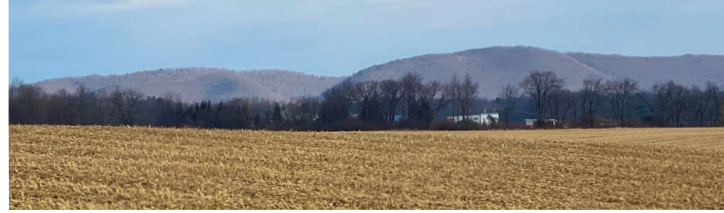
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## Market Overview



# 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 AGENT:

**KANDY WEADER**

814.574.5570

kweader@bennettwilliams.com

## OUR LOCATIONS

### YORK OFFICE

3528 Concord Rd.  
York, PA 17402

### EXTON OFFICE

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

### WILLIAMSPORT OFFICE

1000 Commerce Park Dr, Suite 310,  
William port, PA 17701

### LANCASTER OFFICE

150 Farmington Lane  
Lancaster, PA 17601

### NEW JERSEY OFFICE

309 Fellowship Rd, Suite 200  
Mt. Laurel, NJ 08054

### WEST CHESTER OFFICE

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

## CONTACT US

717.843.5555 | [bennettwilliams.com](http://bennettwilliams.com)