





PROPERTY OVERVIEW

Situated on the corner of Fries Mill Road & Waston Drive, just a half a mile from the intersection of Fries Mill Road & Hurffville-Cross Keys Road. Located midway between Virtua Hospital & Kennedy-Jefferson Hospital. Retail nearby includes Target and Lowes Home Improvement. Dense residential, including a garden apartment complex directly across Fries Mill Road.

Suite 112 is available, containing 1,500 SF

FRIES MILL RD ±15,000 VPD

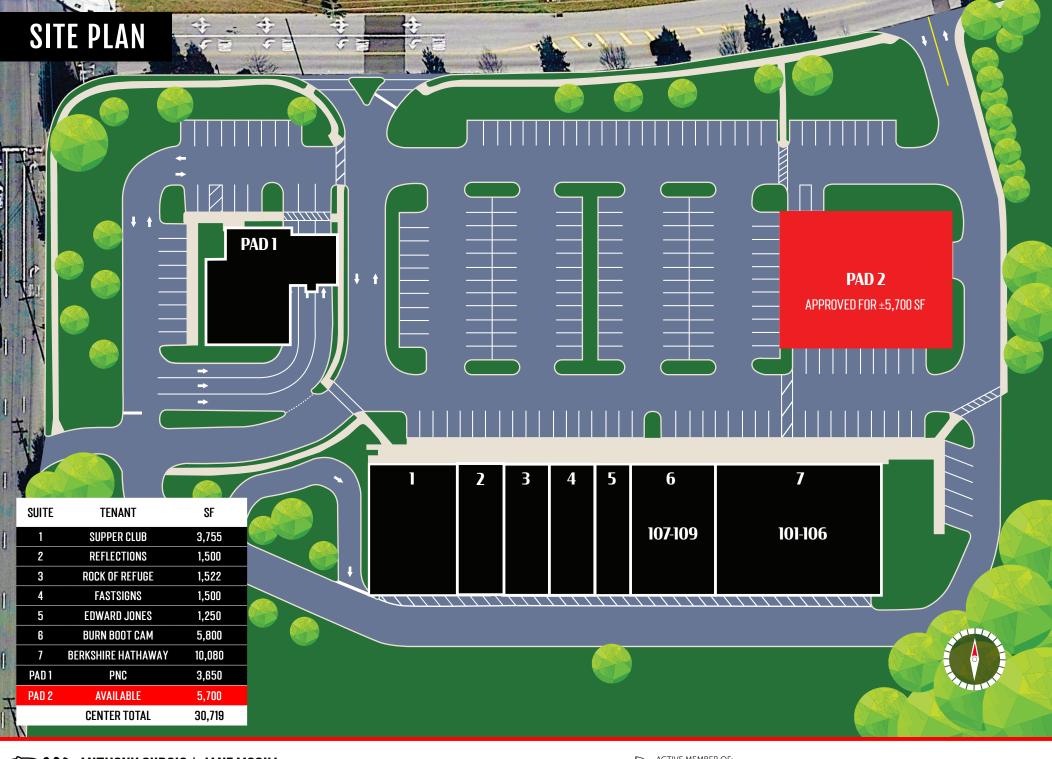
Also available is pad site with utilities stubbed-approximately 5,700 SF

DEMOGRAPHICS		1 MILE	3 MILE	5 MILE	10 MIN DT
†††† † † †	POPULATION	7,326	57,605	166,545	82,632
† † † † †	TOTAL EMPLOYEES	4,069	14,311	40,805	24,279
1\$11\$118	AVERAGE HHI	\$124,855	\$137,313	\$121,149	\$124,955
	TOTAL HOUSEHOLDS	2,827	21,011	60,702	29,469











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STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205 State College, PA 16803

NEW JERSEY OFFICE:

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