

RISHEL HILL ROAD

BELLEFONTE, PA • 16823

±76.8 acres
FOR SALE

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 only a mile from Benner Commerce Park, which has the new 100-acre Amazon distribution facility. It is also proximal to Benner Pike with recent development such as Rutter's, Dunkin' Donuts, WaWa, Tru Hotel by Hilton, the Giant Plaza, McDonald's, 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

5 MILE

7 MILE

10 MILE

POPULATION

29,507

48,051

123,355

EMPLOYEES

11,149

16,849

43,324

AVERAGE HHI

\$104,567

\$110,553

\$103,145

HOUSEHOLDS

11,365

19,049

47,647

MARKET OVERVIEW



Bellefonte Area
High School



SITE



PENN EAGLE
INDUSTRIAL PARK



BENNER COMMERCE
PARK



KANDY WEADER | LUKE HIGGINS

FOR SALE INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT WWW.BENNETTWILLIAMS.COM



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COMMERCIAL REAL ESTATE

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

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

WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1
West Chester, PA 19380

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
State College, PA 16803

NEW JERSEY OFFICE:

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

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