

# 400 International Drive

Lewisburg, PA | 17837

*For Lease*



## *Property Overview*

*Available*  
**±1,749 SF**

**400 International Drive** is a free-standing building for lease located off Westbranch Highway in Lewisburg, PA. The premises shadows Walmart, along with Sheetz, Applebees Bar + Grill, Hampton Inn, AT&T, and Goodwill, just to name a handful of nearby tenants. The site benefits from great exposure and visibility, ample parking, easy access, and pylon signage. This is a great opportunity for a retailer to join this growing corridor.

## *Surrounding Retailers*

**Walmart**

**SHEETZ**

**Applebee's**  
GRILL + BAR

**DOLLAR TREE**

**goodwill**



**Blake Shaffer | Brad Rohrbaugh | Chad Stine**

For Leasing Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)

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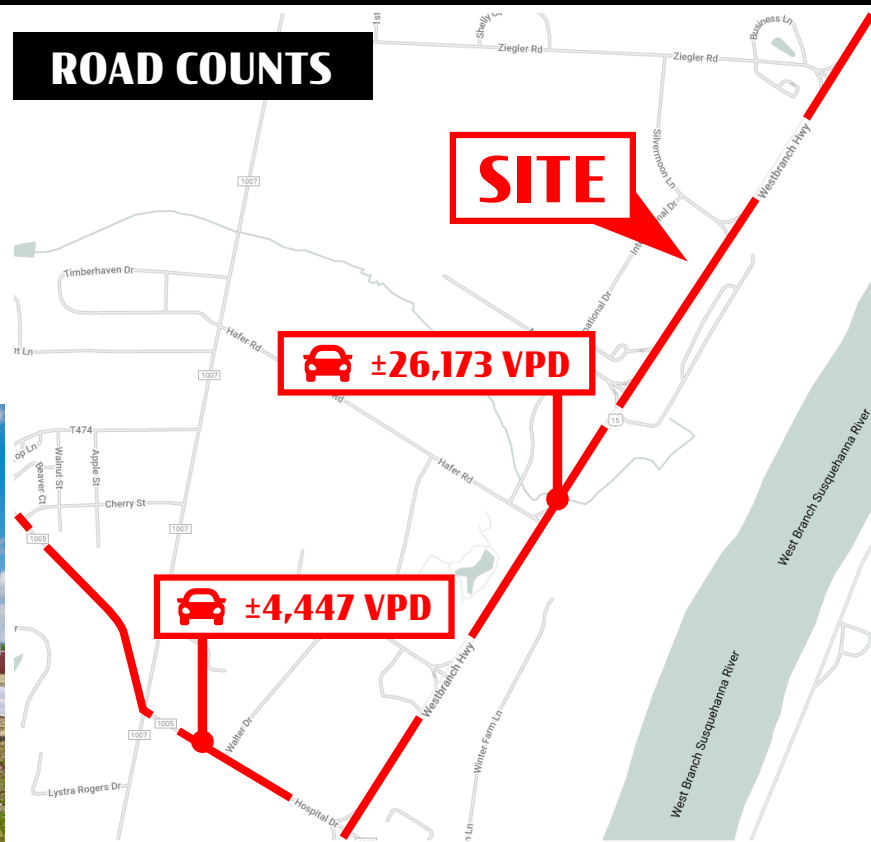
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## Location

400 International Drive is ideally situated off Westbranch Highway (Route 15), which is also the main retail corridor of the market. Retailers on this stretch include Panera Bread, ALDI, Planet Fitness, Walmart, Big Lots, and many more. There are two points of ingress/egress from Route 15 to International Drive, on either side of the premises.



## Trade Area

Adding to the stability of the market is the 10-mile radius demographics. There is a population of 71,907 people within 27,177 households with an annual income of \$80,543. That is about \$15,000 higher than the national average. The daily traffic and exposure aren't just attributed to the residential population but also the 2,242 businesses and 28,203 employees in the area.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	21,956	31,012	41,331
TOTAL EMPLOYEES	15,325	17,729	19,487
AVERAGE HHI	\$53,651	\$61,279	\$61,566
TOTAL HOUSEHOLDS	8,128	11,657	15,854
TRAFFIC COUNTS: Westbranch Hwy (Rt 15) ±26,173 VPD			



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## SITE PLAN



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## MARKET AERIAL



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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.

## INVESTMENT ADVISORS:

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## OUR LOCATIONS:

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### CONTACT US

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