

5615 Susquehanna Trail

Manchester, PA | 17345

For Sale



5615 Susquehanna Trail is a 4,225 square foot office building available for sale located within Conewago Township. The project was formerly a service/training center with a premier office buildout. The site benefits from ample parking, and easy access from Susquehanna Trail.



Blake Shaffer | Brad Rohrbaugh | Chad Stine
For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

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Location

5615 Susquehanna Trail is ideally located in an industrial/flex heavy atmosphere, with convenient access to Interstate 83. Other businesses in the area include Ward Transport and Logistics, ADESA PA, S&E Reconditioning, and Monarch Concrete. It's also in close proximity to Sheetz, Wendy's, Rutters, and Diner 83.



Trade Area

Adding to the stability in the market are the demographics within a 10-mile radius. You will find +/- 250,000 people within just under 98,000 households with an average annual income of \$80,107. The daytime demographics are also attributed to the 7,852 businesses and 107,883 employees within the same 10-mile radius.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	15,464	35,085	75,711
TOTAL EMPLOYEES	3,409	13,070	20,356
AVERAGE HHI	\$91,738	\$91,542	\$94,829
TOTAL HOUSEHOLDS	5,843	13,289	29,045
TRAFFIC COUNTS:			
Susquehanna Trl - ± 6,000 VPD 183 - ±46,000 VPD			



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SITE PLAN



Susquehanna Trail - ±6,000 VPD



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MARKET AERIAL



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About Bennett Williams

Bennett WILLIAMS
COMMERCIAL REAL ESTATE

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.

SALE AGENTS:

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