

For **Sale**

Development Dr

±4.4 AC
Industrial Land

Lewistown, PA 17044



Property Highlights

- 4.4-acre, industrial lot in Mifflin County Industrial Park
- Access to utilities off Development Rd and Loop Rd
- Convenient to Routes 322, 522, and 22
- Perfect for a small industrial project, laydown space, shop, or warehouse



Kandy Weader

For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

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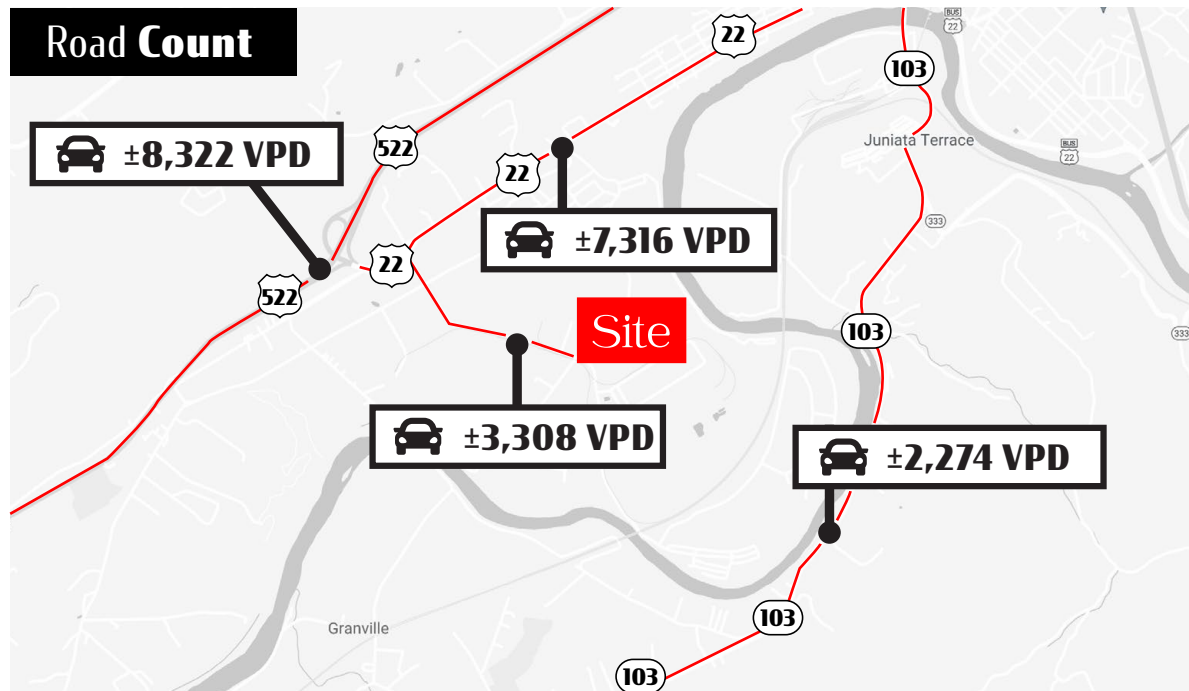
Property Overview

The Granville Township lot is 4.4 acres and mostly flat with access to utilities. It's perfect for a small industrial development project, laydown space, shop, or warehouse. Access to the lot would be from Development Rd.

Location Overview

Mifflin County is in central PA and along Rt 322, which is a major highway between Harrisburg and State College. The lot is just off Rt 522 & Business Rt 22. The County's economy is based on manufacturing and high-technology with a diversified employment base. The lot is convenient to Norfolk Southern, Juniata Valley Railroad, I-99 & I-80, and University Park Airport.

The parcel is part of the Mifflin County Industrial Park on Development just off Industrial Park Rd. The property is surrounded by large manufacturers such as First Quality, Overhead Door, and many more.



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	1,299	12,928	20,867
AVERAGE HHI	\$68,278	\$50,976	\$52,676
TOTAL HOUSEHOLDS	533	5,058	8,977
TRAFFIC COUNTS: Industrial Park Rd ± 3,308 VPD			



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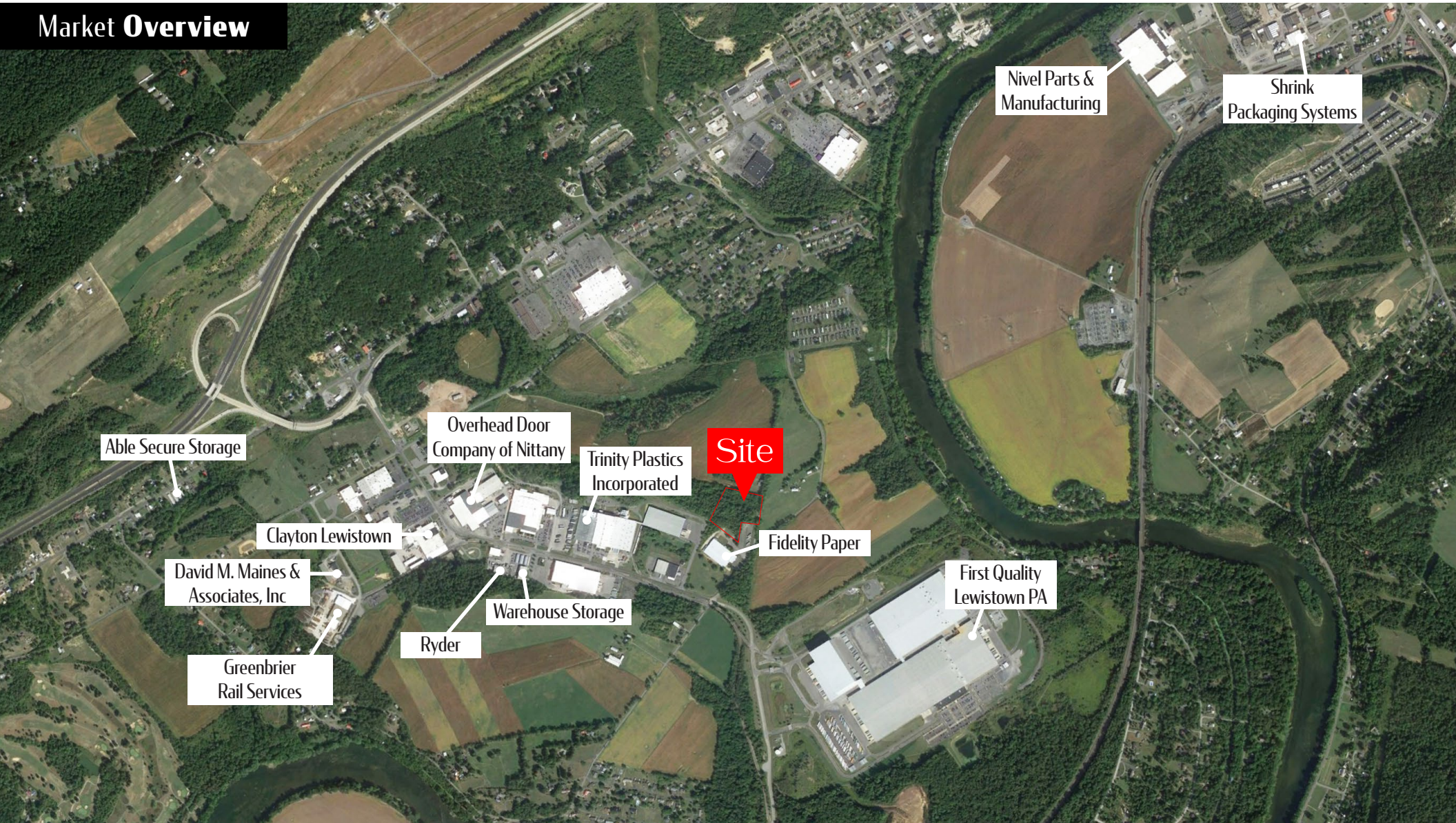
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Market Overview



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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.



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