

*For Lease*

# 35 CENTRE DRIVE

±6,400 – 8,000 SF

New Bloomfield, PA 17055

**Cold Storage Road**

**Centre Drive**



**Blake Shaffer | Ashlee Lehman | Brad Rohrbaugh | Chad Stine**  
For Leasing Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



COMMERCIAL BROKERAGE. *Redefined.*



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## Property Overview

35 Centre Drive is a Karns Grocery anchored center in New Bloomfield, PA. There is currently an 8,000 square foot space available for lease with potential for an additional 6,400 square feet available. This site benefits from ample parking, pylon signage, and easy access from Cold Storage Road. It is ideally positioned off Route 274, making it easy to service surrounding markets like Newport, Duncannon, Dellville, and others in central Perry County.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	3,690	8,292	18,989
TOTAL EMPLOYEES	1,184	1,739	4,095
AVERAGE HHI	\$86,331	\$94,665	\$88,351
TOTAL HOUSEHOLDS	1,364	3,156	7,431

TRAFFIC COUNTS: **W Main St** ± 5,000 VPD



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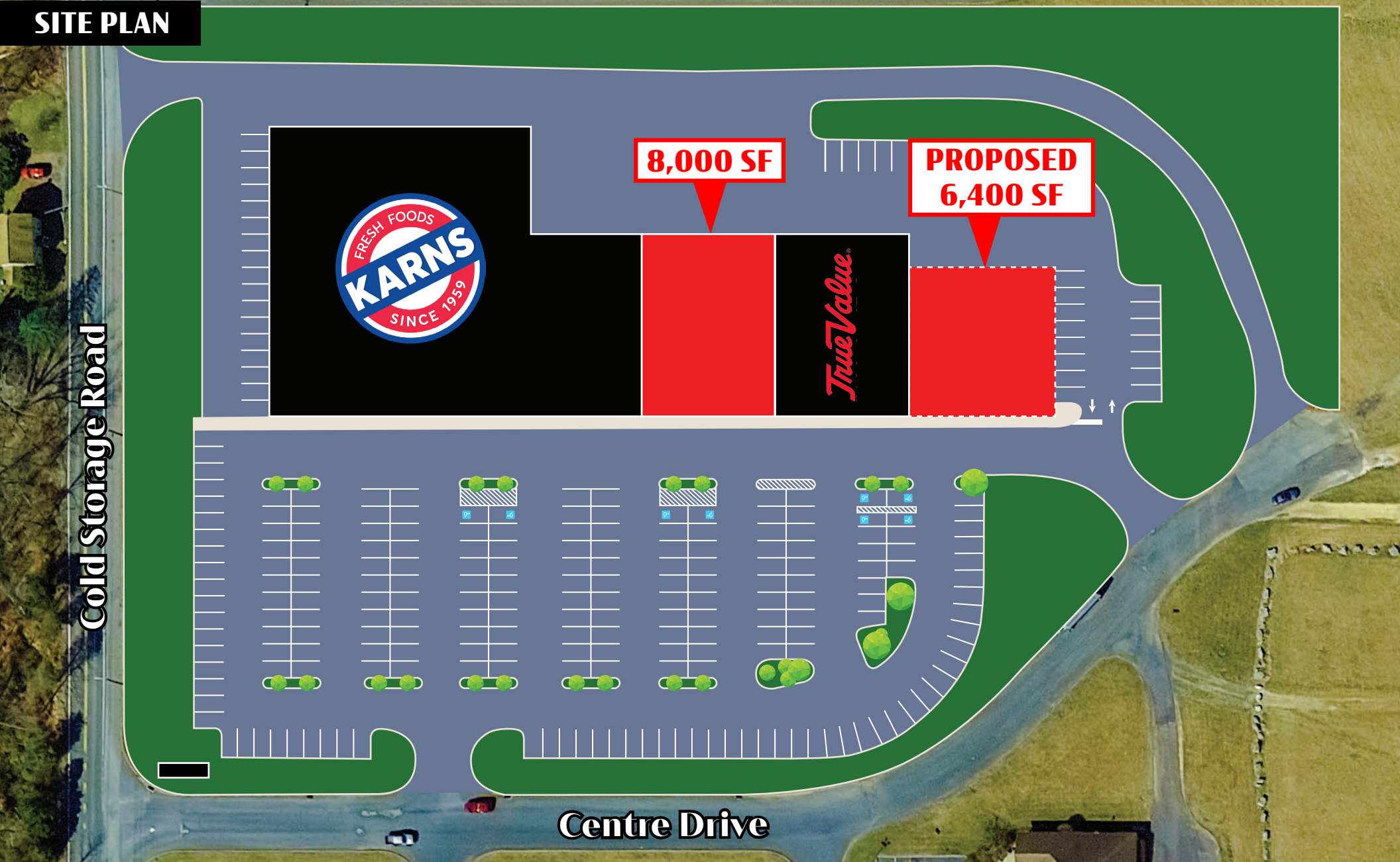


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## SITE PLAN



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35 Centre Drive  
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MARKET AERIAL

**SITE**



*True Value*  
Help Is Just Around The Corner.

**New Bloomfield  
Elementary School**  
±360 Students



**DOLLAR GENERAL**



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ACTIVE MEMBER OF:  
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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.

## LISTING AGENTS:

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