

10405 US Hwy 522 South

Lewistown, PA | 17044

For Lease



Property Overview

Available
±1,600 SF

1,600 SF endcap with drivethru located in the middle of the main commercial and retail corridor of Lewistown. The space was formerly occupied by Taco Bell and there is a hood system and walkin cooler/freezer in place. It has good access and visibility from US Hwy 522 with pylon signage available at the corner of the traffic light. Great location for a quick service restaurant or food use that can utilize the drivethru.



Surrounding Retailers



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



COMMERCIAL BROKERAGE. *Redefined.*

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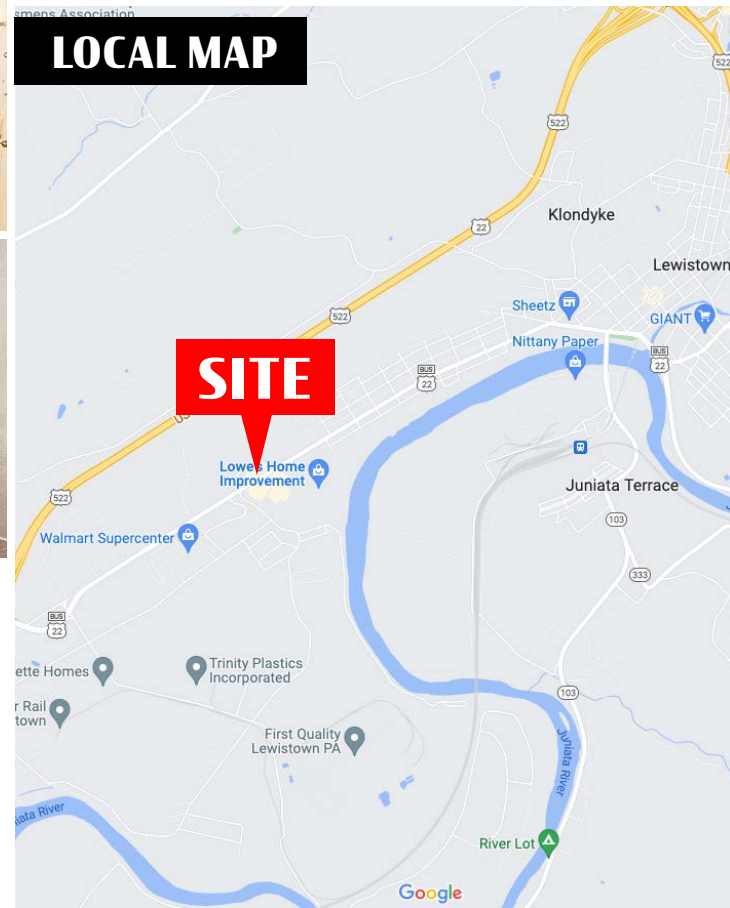
Location

The property is located at the intersection of US Hwy 522 and Hoss Dr directly across from Harbor Freight, Tractor Supply, Taco Bell, and AutoZone. It has direct access from US Hwy 522 and the traffic signal at Hoss Dr. Other retailers in the immediate area include Dunkin Donuts, Lowe's, Walmart, AT&T, McDonald's, and Verizon. US Hwy 522 is the main road that carries local traffic through Lewistown to the Walmart and Lowe's.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	6,265	19,040	29,699
TOTAL EMPLOYEES	3,554	11,733	14,268
AVERAGE HHI	\$74,756	\$63,080	\$65,070
TOTAL HOUSEHOLDS	2,698	8,217	12,488

LOCAL MAP



Trade Area

Lewistown is the county seat located about 30 minutes south of State College and 1 hour from Harrisburg. It is a growing area with approximately 29,749 people within 7 miles of the site. Route 522 and Route 322 are main highways that intersect at Lewistown. Route 322 carries traffic between State College and Harrisburg. US 522 carries traffic east and west connecting Lewistown and Huntingdon. The property is located in the main retail corridor of Lewistown less than a mile from the only Walmart in the area.

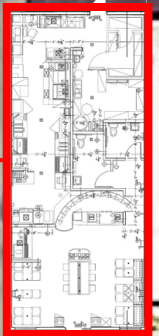
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SITE PLAN

SITE



Snappys

Hoss Drive

PYLON



US 522



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MARKET AERIAL



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.



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