

Available

230 BOW CREEK ROAD

Grantville, PA 17028

±7 Acre
New Development



±63,000 VPD

HOLLYWOOD
Casino
AT PENN NATIONAL RACE COURSE



Bow Creek Road - ±12,000 VPD

**Layout is conceptual and can be altered*



Adam Hagerman | Cale Bruso | Brad Rohrbaugh | Chad Stine
For Property Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



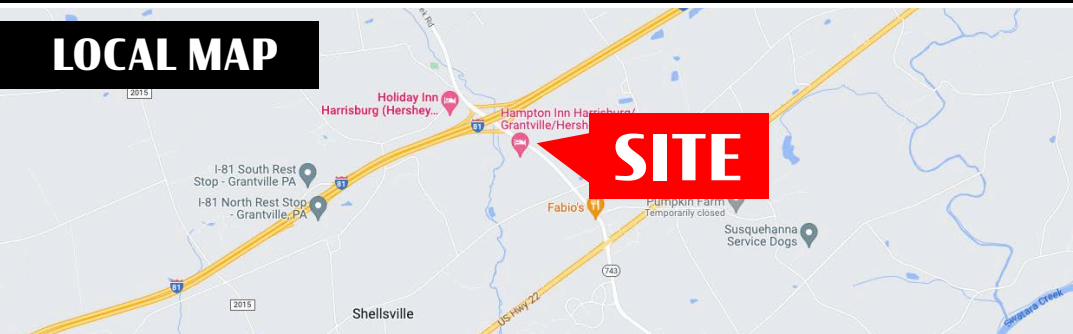
COMMERCIAL BROKERAGE. *Redefined.*

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LOCAL MAP



Property Overview

230 Bow Creek features a ± 7 -acre development along Route 743 (12,000 VPD) with convenient access and proximity to Interstate 81 (63,000 VPD). The site sits next to the brand-new Tru by Hilton and is a short drive to the Grantville Hollywood Casino and Racetrack. The project has a ton of flexibility, but would be ideal for a convenience store, hotel, quick-service restaurant and more!

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	5,858	15,599	49,603
TOTAL EMPLOYEES	1,586	3,768	21,591
AVERAGE HHI	\$101,275	\$108,933	\$99,773
TOTAL HOUSEHOLDS	2,281	6,226	20,268

TRAFFIC COUNTS:

Bow Creek $\pm 12,000$ VPD | I-81 $\pm 63,000$ VPD

HOOLLYWOOD
Casino
AT PENN NATIONAL RACE COURSE

 **1 MILLION**
ANNUAL VISITS
 **1.5 MILES**
FROM AVAILABLE SITE



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ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK

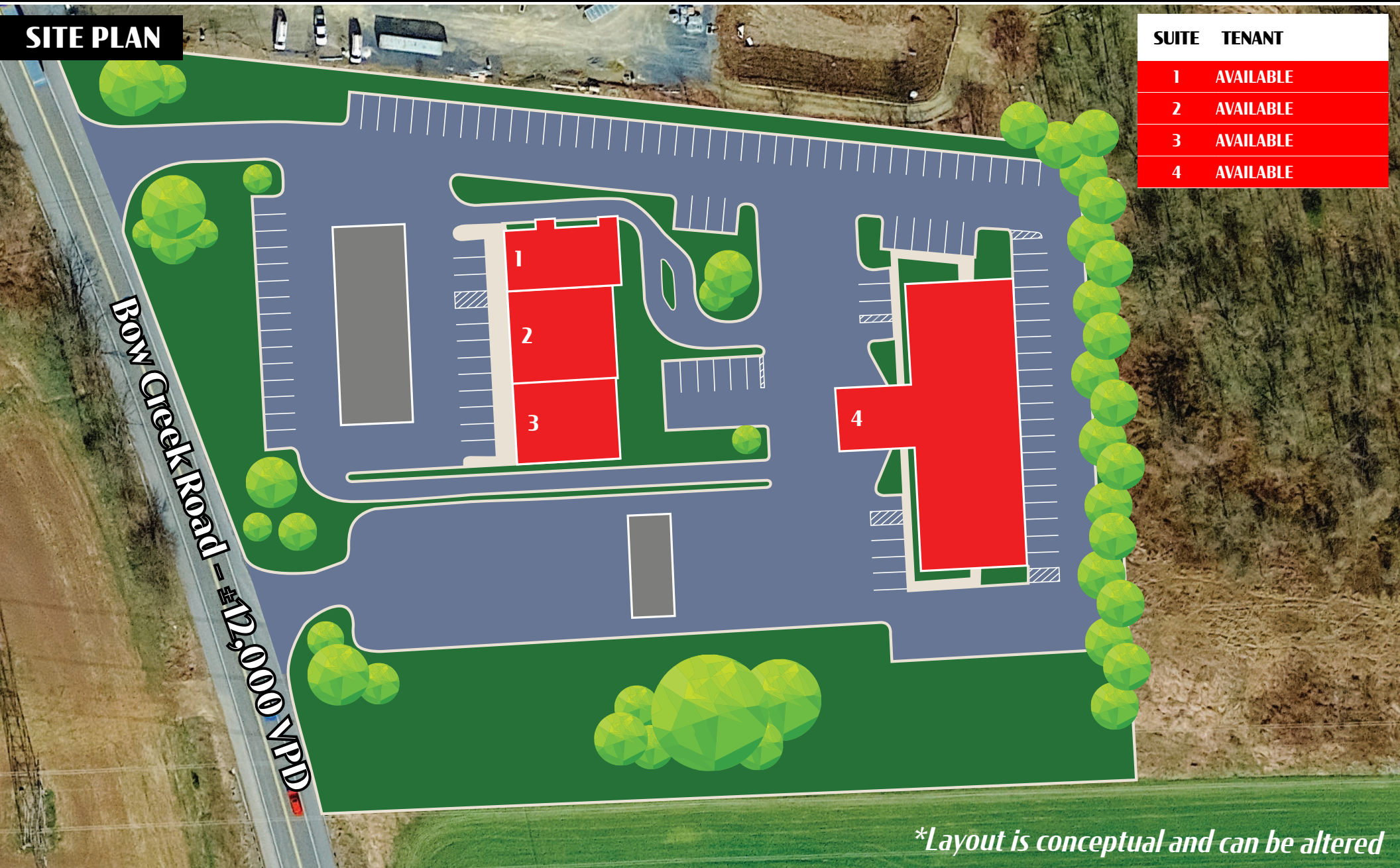
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SITE PLAN



SUITE	TENANT
1	AVAILABLE
2	AVAILABLE
3	AVAILABLE
4	AVAILABLE

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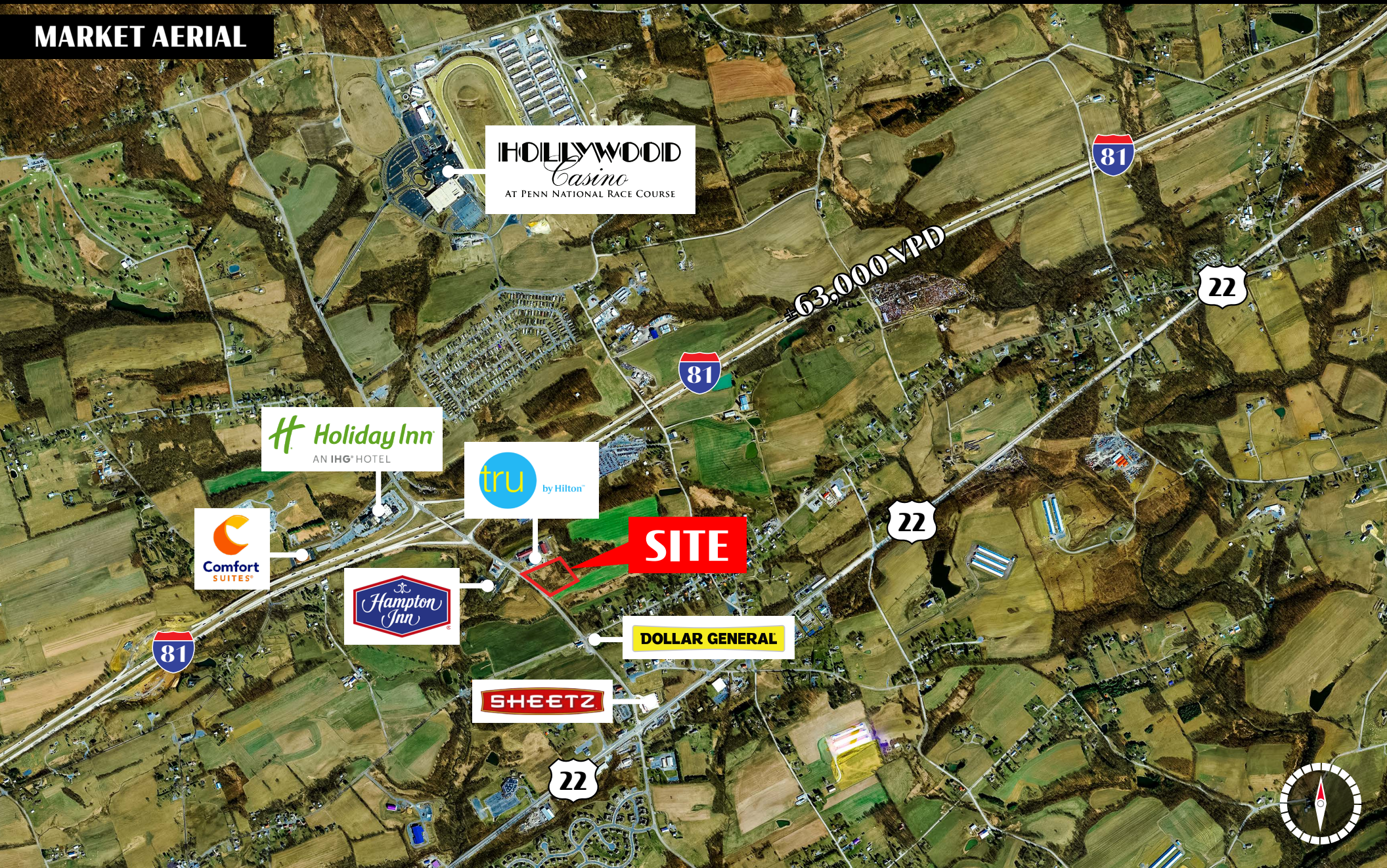
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MARKET AERIAL



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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.

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