

2200 CONRAD WEISER PARKWAY

Womelsdorf, PA 17567



Property Overview

2200 Conrad Weiser Parkway (14,000 VPD) features the brand-new Tower Health facility as well as a vacant lot that is approved for a 6,000 square foot building. This project is stabilized by the visibility and frontage along Route 422 (14,000 VPD) as well as the surrounding retail, which includes CVS, McDonalds, Rite Aid, Boyer's Supermarket, and Fine Wine and Good Spirits. This lot would be excellent for a variety of uses, including but not limited to: medical, automotive, financial, retail and more!



Cale Bruso | Brad Rohrbaugh | Chad Stine

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

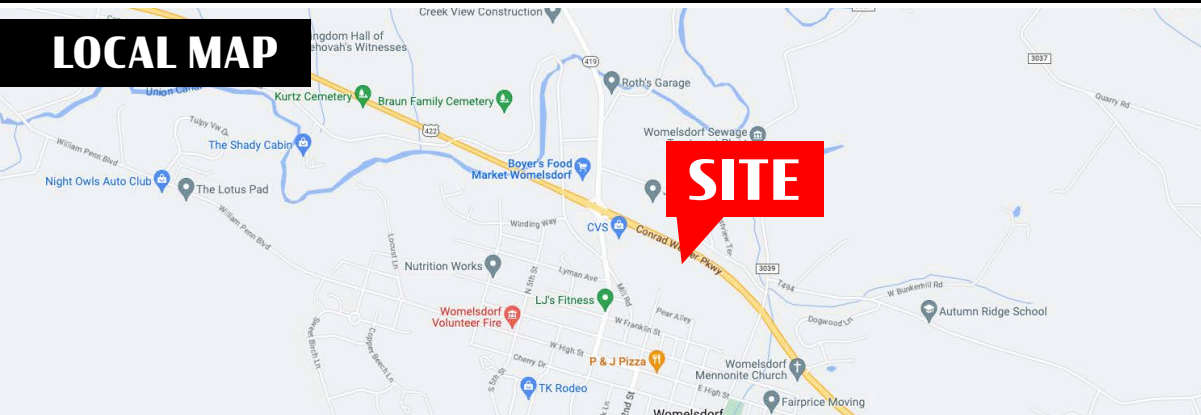


COMMERCIAL BROKERAGE. *Redefined.*

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For Sale or Lease



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	10,615	18,169	39,771
TOTAL EMPLOYEES	1,653	3,962	10,268
AVERAGE HHV	\$76,508	\$83,609	\$90,723
TOTAL HOUSEHOLDS	4,210	6,923	15,148

TRAFFIC COUNTS: Conrad Weiser Parkway ± 14,000 VPD



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MARKET AERIAL

Tulpehocken Village SC



FINE WINE & GOOD SPIRITS



SITE



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About Bennett Williams



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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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