

±3.64 AC
LAND

12894 Dunnings Hwy

GROUND
LEASE

CLAYSBURG, PA 16625



AVAILABLE
±3.64 AC



Kandy Weader

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



COMMERCIAL BROKERAGE. *Redefined.*

12894 DUNNINGS HWY

CLAYSBURG, PA 16625



GROUND LEASE
± 3.64 AC

Property Highlights

- Site includes electric, water, and gas
- Convenient from Interstate-99
- Flat 0.9-acre buildable site that can accommodate a 22,000-sf building
- No zoning requirements

Location Overview

This parcel sits directly off Dunnings Highway (5,600 VPD), which is part way between Duncansville and Bedford. Dunnings Highway is parallel to Interstate 99.



Project Description

The 3.64-acre lot on Dunnings Highway offers a 0.9-acre buildable site located in Claysburg, PA directly across from a popular local establishment, Glenn's Place, and adjacent to the Claysburg-Kimmel School District. The site is pleasantly situated for up to 22,000 sf building. Join other major retailers such as Sheetz, Family Dollar, Dollar General, and many more! Claysburg is in Greenfield Township, which has no zoning. Consequently, this location would be suitable for most any commercial use such as retail, fast food, medical, bank, light industrial, etc. The owner would consider a ground lease or a build to suit.

DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
TOTAL POPULATION	3,904	10,421	31,603
TOTAL EMPLOYEES	1,857	4,299	7,214
AVERAGE HHI	\$67,268	\$73,054	\$81,271
TOTAL HOUSEHOLDS	1,595	4,279	12,964

TRAFFIC COUNTS: **Dunnings Hwy** ± 5,721 VPD | **I-99** ± 15,032 VPD



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Market Overview



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RETAIL BROKERS NETWORK

COMMERCIAL BROKERAGE. *Redefined.*

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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