

44 N Fifth Street

Mt. Wolf, PA | 17347

Available For Sale



Property Highlights

- Newly Renovated
- Total Square Footage: 7,381
- 24 Off-Street Parking Space
- ADA Accessible
- 10 Minutes to Emigsville exit 24 of I-83 and surrounding Industrial Area
- Ideal for accounting, insurance, contractor, or other professional office user

Available
±4,430 SF

Surrounding Retailers

Marcello's PIZZA



Bob Behler

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



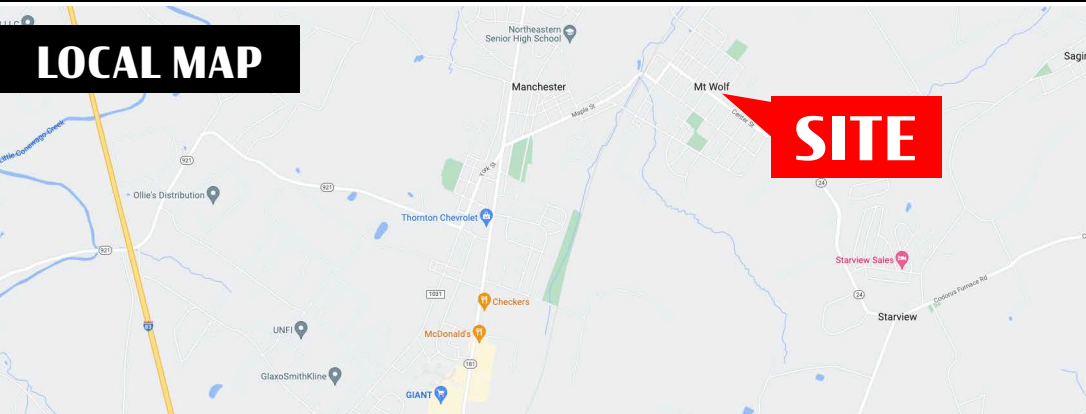
COMMERCIAL BROKERAGE. *Redefined.*

44 N Fifth Street

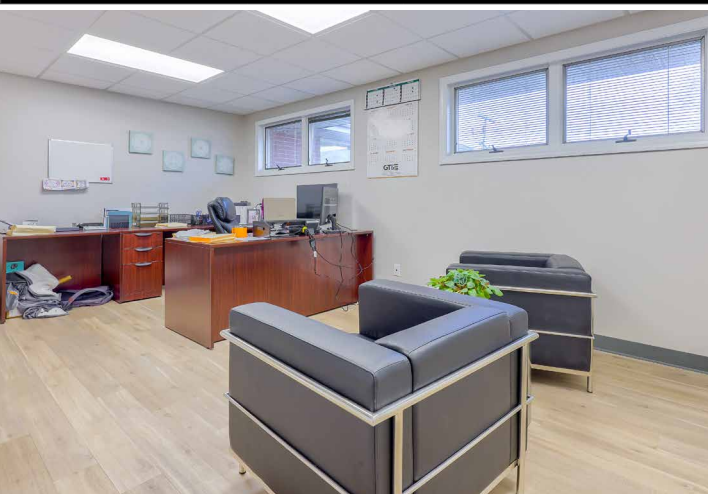
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LOCAL MAP



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	15,679	39,351	116,548
TOTAL EMPLOYEES	6,436	14,744	53,457
AVERAGE HHI	\$88,335	\$92,565	\$82,697
TOTAL HOUSEHOLDS	6,044	15,084	45,165
TRAFFIC COUNTS: Centre Street ± 6,000 VPD			



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FLOOR PLAN

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MARKET AERIAL



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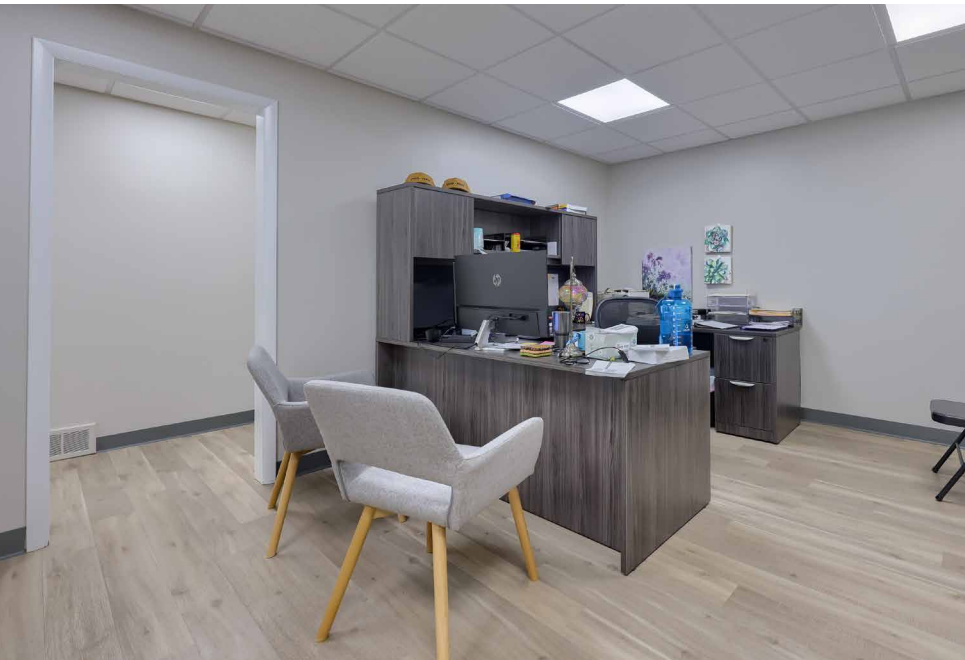
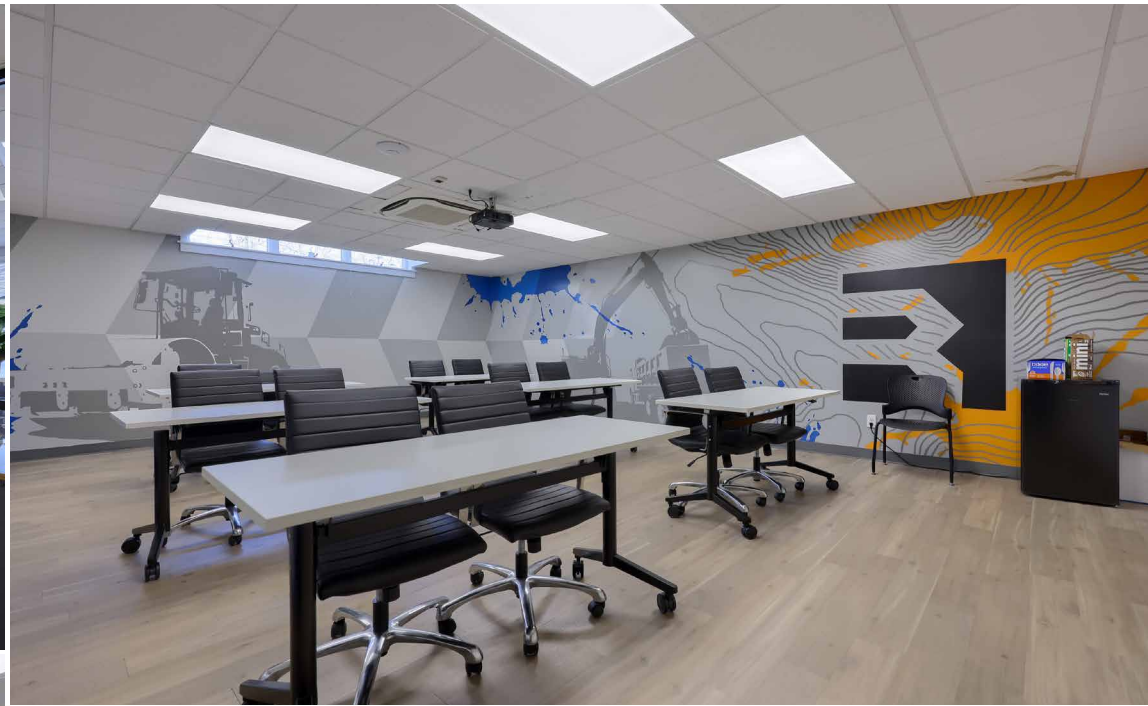
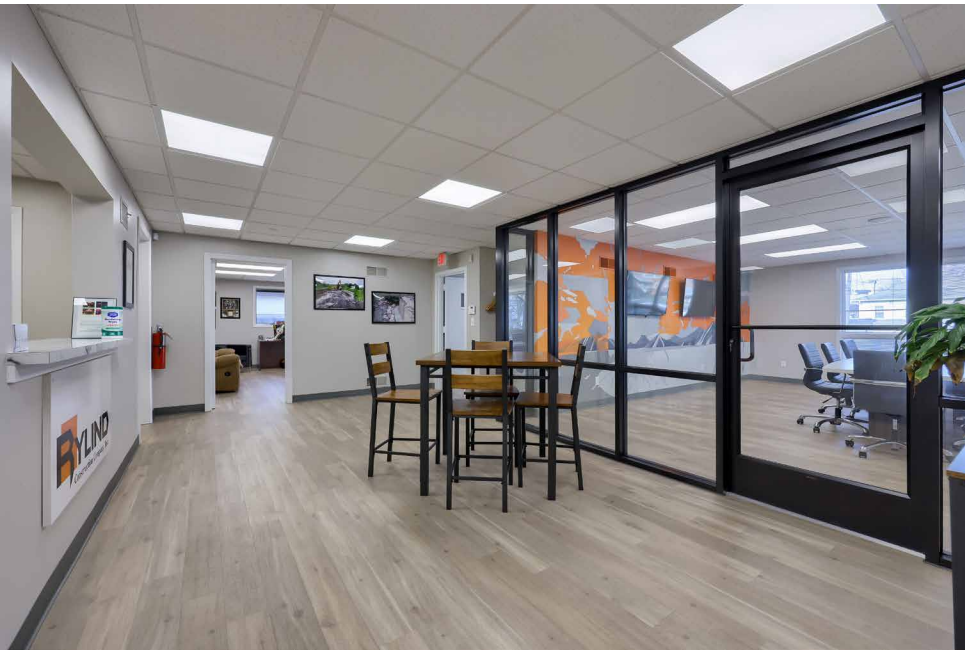
ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

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