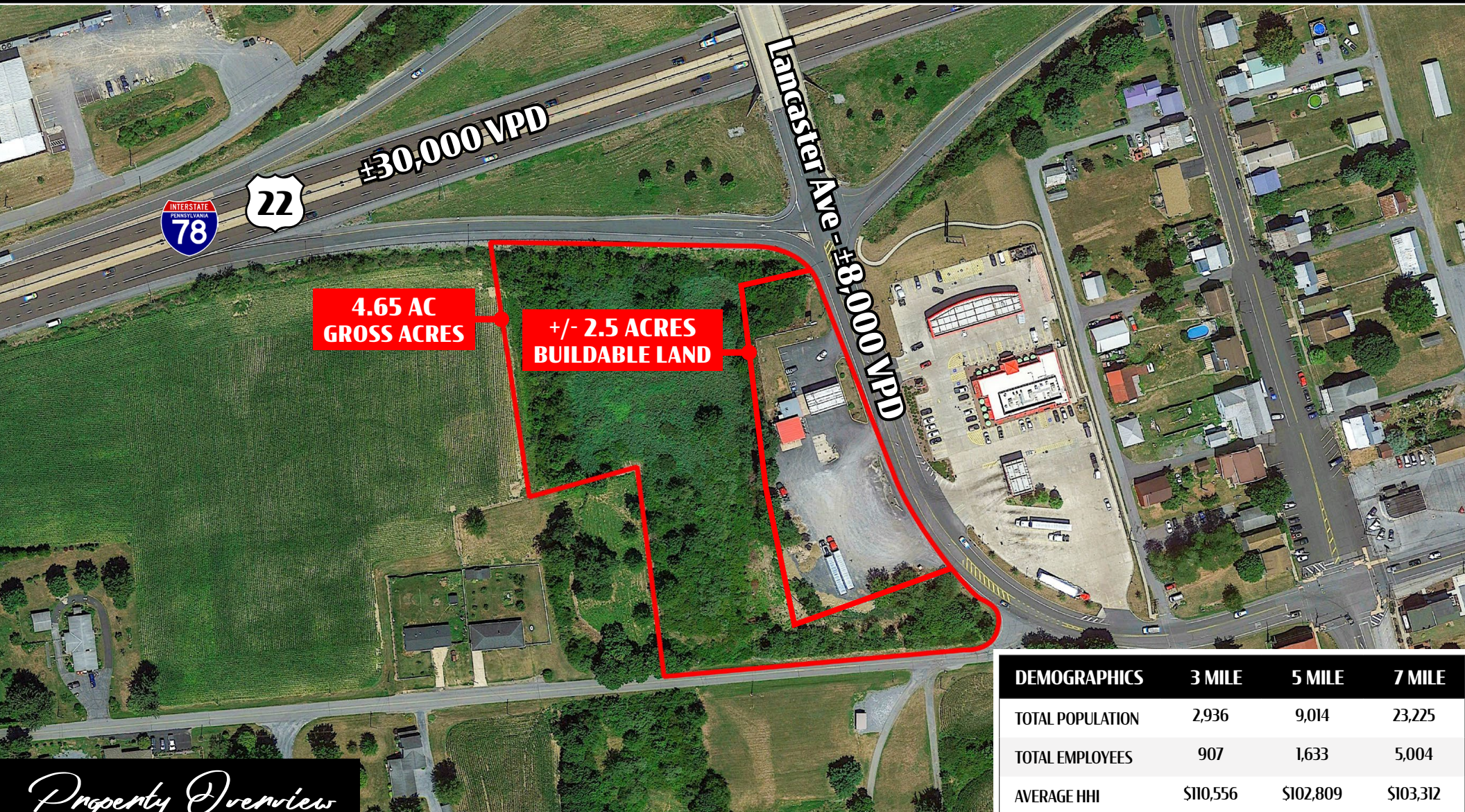


I-78 & Route 501

8558 Lancaster Ave., Bethel, PA | 19507

For Sale



Property Overview

Located at the intersection of Rt. 501 & I-78 with 4.65 gross acres, about 2.5 acres of buildable land. Also near industrial parks, including an Amazon fulfillment center. **Operating gas station on site.**

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	2,936	9,014	23,225
TOTAL EMPLOYEES	907	1,633	5,004
AVERAGE HHI	\$110,556	\$102,809	\$103,312
TOTAL HOUSEHOLDS	1,037	3,146	8,624

TRAFFIC COUNTS: Rt 78 ± 30,000 VPD



Greg Whedbee | Anthony Curcio, Cell: 484-571-5764
For Sale Information: 610.321.1111 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

8558 Lancaster Ave

Bethel, PA | 19507

For Sale

MARKET AERIAL



Greg Whedbee | Anthony Curcio, Cell: 484-571-5764
For Sale Information: 610.321.1111 | Learn more online at www.bennettwilliams.com

ACTIVE MEMBER OF:
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.



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.

LISTING AGENTS:

Anthony Curcio

acurcio@bennettwilliams.com
Cell: 484-571-5764

Greg Whedbee

gwhedbee@bennettwilliams.com

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

EXTON OFFICE:

1 E. Uwchlan Ave. Suite 409,
Exton, PA 19341

WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310,
Williamsport, PA 17701

LANCASTER OFFICE:

150 Farmington Lane
Lancaster, PA 17601

NEW JERSEY OFFICE:

236 E. Route 38, Suite 130
Moorestown, NJ 08057

WEST CHESTER OFFICE:

107 E Chestnut St, Suite 107
West Chester, PA 19380

CONTACT US

717.843.5555 | www.bennettwilliams.com

