

3405 Springwood Rd

RED LION, PA | 17356

±14 AC
FOR SALE



±14 AC
AVAILABLE



Abe Khan | Brad Rorhbaugh | Chad Stine

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



COMMERCIAL BROKERAGE. *Redefined.*

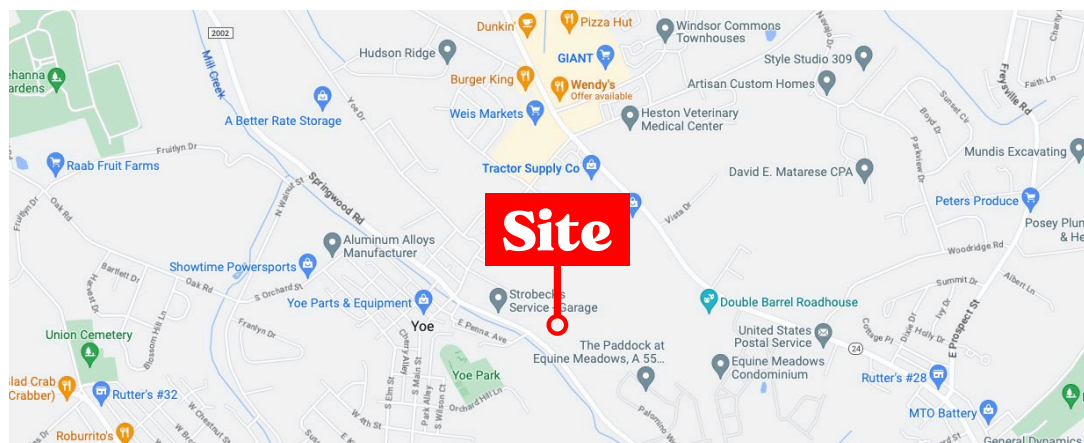
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Property Overview

A redevelopment opportunity with 14.18 +/- acres located near Yoe square. This lot is conveniently located on Springwood Road near Red Lion and Dallastown, PA. The land is served by public water and septic, but has public sewer at the street, and is zoned residential medium density (RM) district. 3405 Springwood Road is in close proximity to the new 55+ development called The Paddock and presents a lot of opportunities.



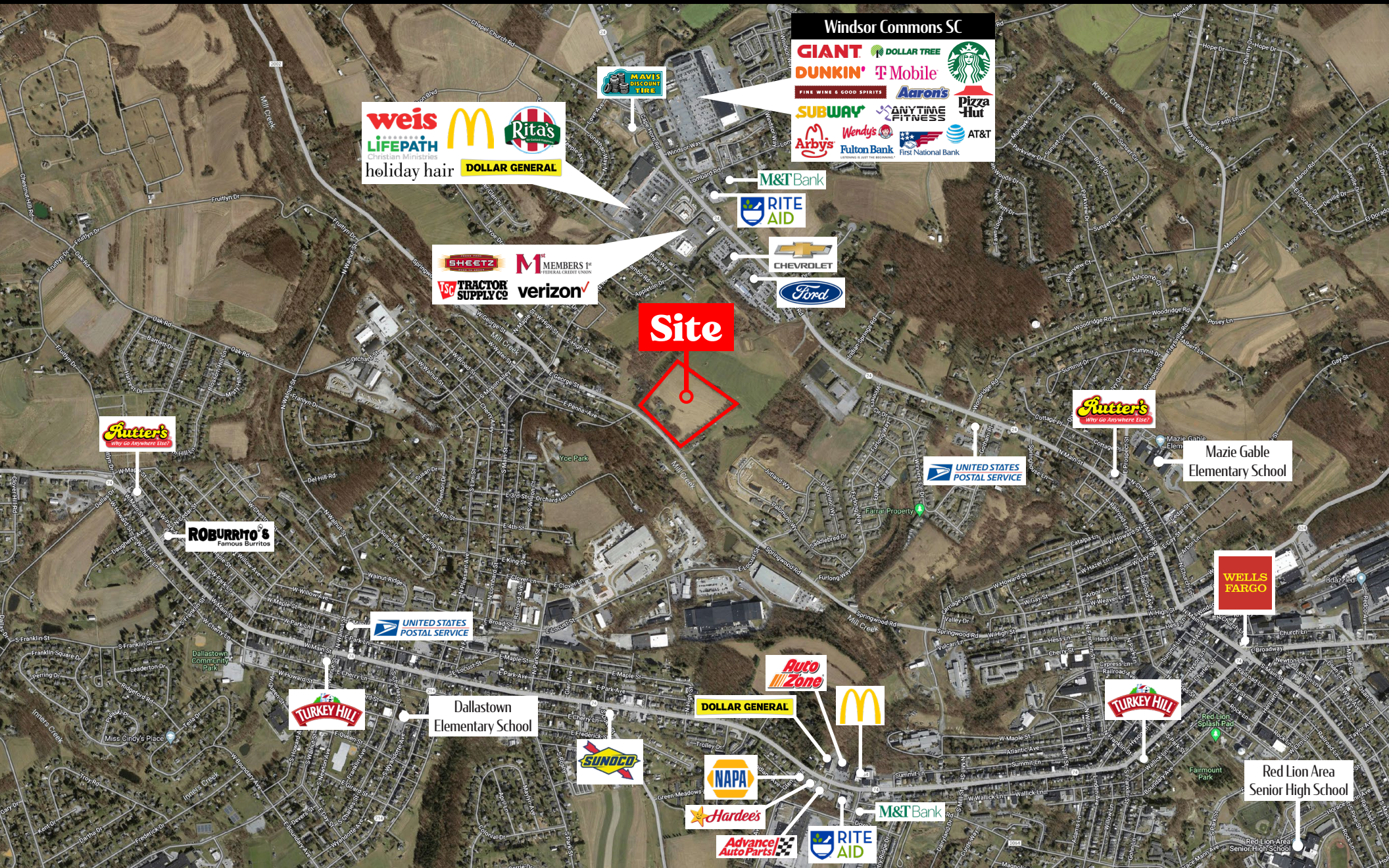
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	8,018	41,271	81,628
TOTAL EMPLOYEES	2,003	7,116	20,384
AVERAGE HHI	\$87,241	\$106,725	\$111,764
TOTAL HOUSEHOLDS	3,426	16,339	32,798

TRAFFIC COUNTS: **W Main St** ±10,300 VPD

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Site

Windsor Commons SC
GIANT DOLLAR TREE Starbucks
DUNKIN' T Mobile
FINE WINE & GOOD SPIRITS Aaron's Pizza Hut
SUBWAY ANYTIME FITNESS
Arby's Wendy's Fulton Bank First National Bank AT&T

weis LIFEPATH Christian Ministries holiday hair
McDonald's Rita's
DOLLAR GENERAL

SHEETZ M MEMBERS 1st FEDERAL CREDIT UNION
TRACTOR SUPPLY CO verizon

M&T Bank
RITE AID
CHEVROLET
Ford

Rutter's
Why Go Anywhere Else?

ROBURRITO'S
Famous Burritos

UNITED STATES POSTAL SERVICE

TURKEY HILL

Dallastown Elementary School

SUNOCO

DOLLAR GENERAL

NAPA

Hardee's

Advance! Auto Parts

RITE AID

M&T Bank

UNITED STATES POSTAL SERVICE

Rutter's
Why Go Anywhere Else?

Mazie Gable Elementary School

WELLS FARGO

TURKEY HILL

Red Lion Area Senior High School



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ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

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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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