

# I-99 Grazierville/Tipton Exit

**±38 AC  
FOR SALE**

TYRONE, PA | 16686



## PROPERTY OVERVIEW

This 38-acre tract features excellent visibility and proximity to Interstate 99 (± 28,000 VPD) and State Route 220. The land has all utilities to the site and offers close proximity to the region's Delgrosso Spaghetti Sauce Plant and the Delgrosso Amusement Park (192.6K Visitors per year). In addition, this property sits in the middle of the Tyrone and Tipton market, offering a quick drive to State College and Altoona. The property would be an excellent fit for a Convenience or Truck Fueling Station, Industrial Warehouse, Travel Center, Medical or Retail.



**Cale Bruso | Adam Hagerman | Kandy Weader | Brad Rohrbaugh | Chad Stine**  
For Leasing Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



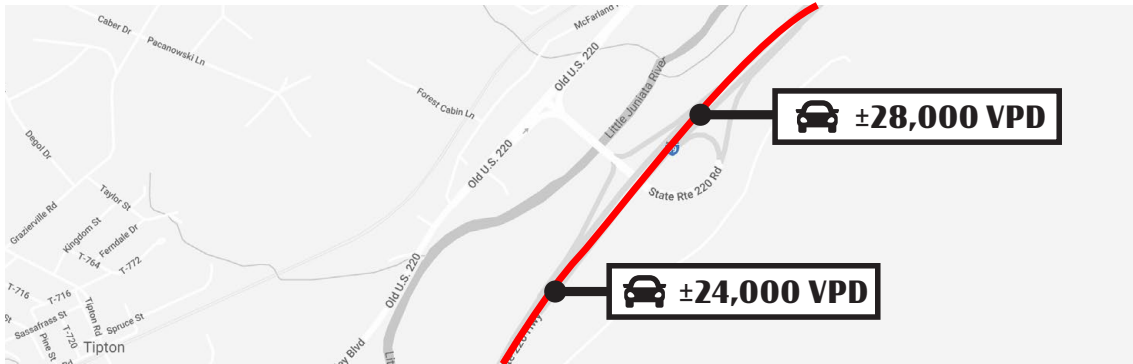
COMMERCIAL BROKERAGE. *Redefined.*



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DEMOGRAPHICS	5 MILE	7 MILE	10 MILE
TOTAL POPULATION	13,626	17,749	34,790
TOTAL EMPLOYEES	3,815	4,562	8,423
AVERAGE HHI	\$80,274	\$87,446	\$87,348
TOTAL HOUSEHOLDS	5,719	7,502	14,253
TRAFFIC COUNTS: <b>Interstate 99</b> ± 28,000 VPD			



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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.

## LISTING AGENTS:

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