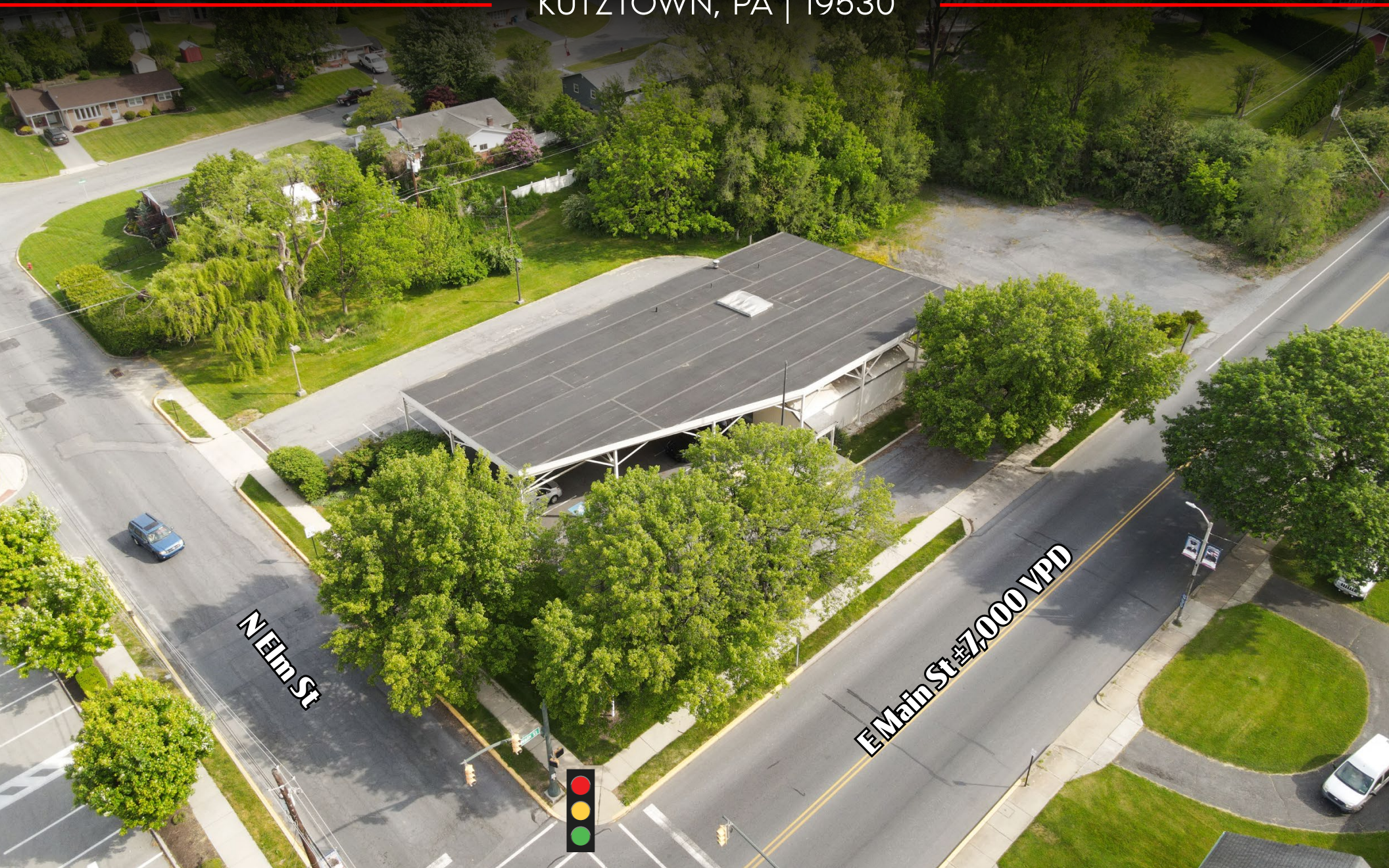


601 E Main Street

KUTZTOWN, PA | 19530

±2,730 SF
FOR LEASE



N Elm St

E Main St ±7,000 VPD



Blake Shaffer | Cale Bruso | Tyler Gettel | Brad Rohrbaugh | Chad Stine
For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

601 E Main Street

KUTZTOWN, PA | 19530

±2,730 SF
FOR LEASE



PROPERTY OVERVIEW

601 E Main Street is a 1.37-acre lot with a 2,730-sf building for lease. It's ideally positioned on the fully signalized corner of E Main Street and N Elm Street in Downtown Kutztown, which is home to Kutztown University (8,500 Students). The site benefits from ample parking, easy access, great visibility and exposure, and signage opportunity. Nearby national retailers include Verizon Wireless, Rite Aid, Weis Markets, and Planet Fitness, just to name a few.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	11,295	22,686	42,063
TOTAL EMPLOYEES	3,719	6,876	11,077
AVERAGE HHI	\$88,403	\$103,621	\$113,327
TOTAL HOUSEHOLDS	3,334	7,851	15,171
TRAFFIC COUNTS: E Main St ±7,000 VPD			



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MARKET AERIAL



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ACTIVE MEMBER OF:
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Bennett Williams

COMMERCIAL REAL ESTATE

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

EXTON OFFICE:

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

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
State College, PA 16803

WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1
West Chester, PA 19380

NEW JERSEY OFFICE:

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

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LANDLORD
REPRESENTATION

TENANT
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INVESTMENT
SALES

PROPERTY
MANAGEMENT



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.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

