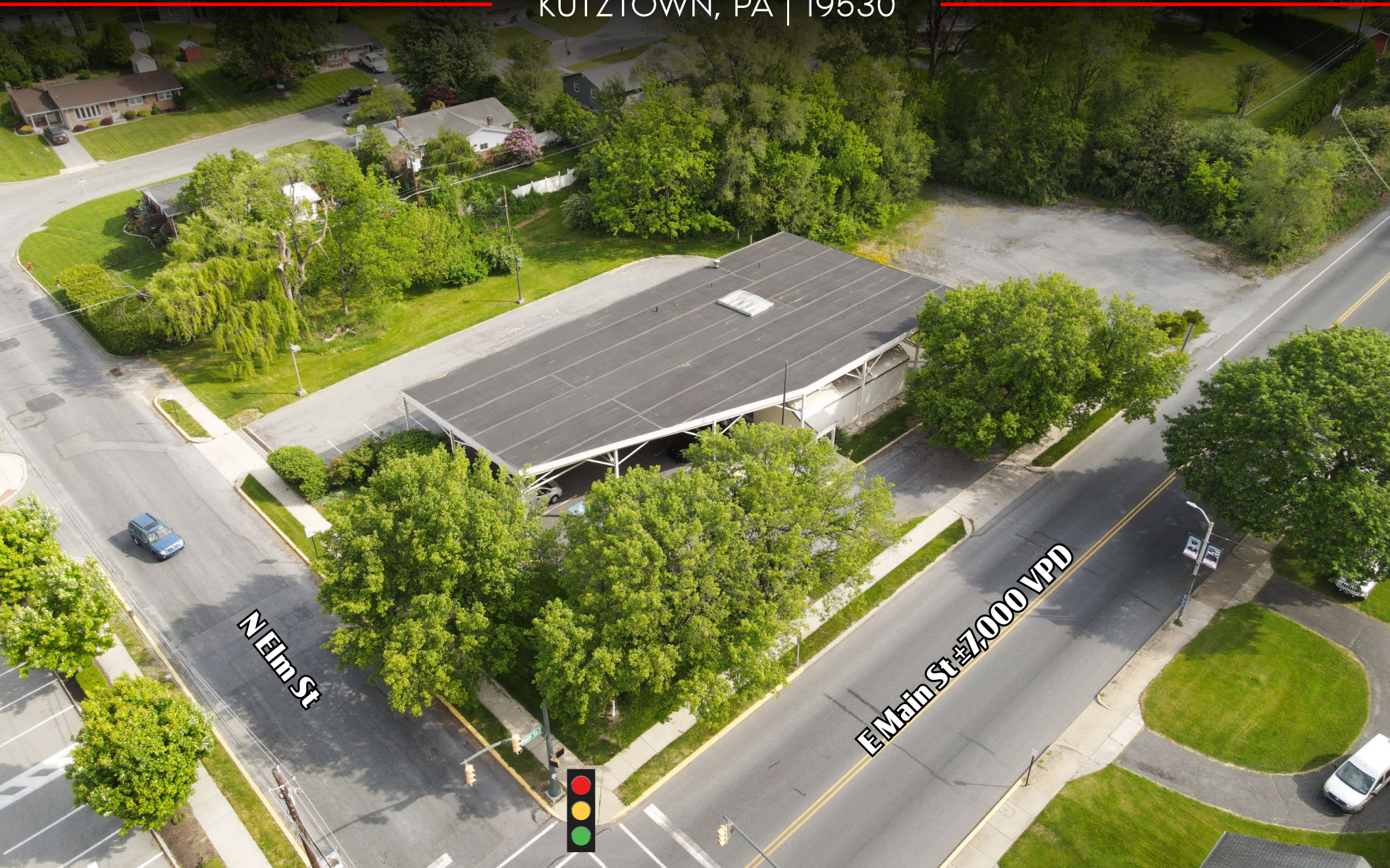


601 E Main Street

KUTZTOWN, PA | 19530

±2,730 SF
FOR LEASE



N Elm St

E Main St ±7,000 VPD



Blake Shaffer | Ashlee Lehman | Cale Brusio | Tyler Gettel
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



Site

VILLAGE SQUARE

CVS pharmacy
FINE WINE & GOOD SPIRITS
DOLLAR TREE

RITE AID

verizon

DUNKIN'

WEIS PLAZA
weis planet fitness
DOLLAR GENERAL cricket wireless

Kutztown Elementary School

Kutztown Area High School

Kutztown Area Middle School

KUTZTOWN UNIVERSITY
8,500 Students
\$42.5M Endowment

MAXATAWNY MARKETPLACE

GIANT SUBWAY Auto Zone

Hampton Inn & Suites

Saucony Creek

RENNINGERS

Ford

Flutter's
Exxon
BURGER KING
Arby's

Fleetwood Bank

U-HAUL



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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.



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